1986
ALBERTA HOUSE COST COMPARISON STUDY

24 Unit
Walk-up Apartment

Alberta
MUNICIPAL AFFAIRS

1986 ALBERTA HOUSE COST COMPARISON STUDY

Walk - Up Apartment

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PREFACE

The main purpose of the 1986 Alberta House Cost Comparison Study is to provide estimates of the hard construction costs of a prototypical single-detached dwelling and a 24-unit walk-up apartment in nine urban centres in this Province.

The study also compares 1986 residential construction costs with those of previous years in the selected urban centres. Most emphasis is given to a comparison of 1986 with 1985 costs and the study includes an analysis of these differences.

Alberta Municipal Affairs has commissioned this year's study while similar studies for the previous seven years were commissioned by the Alberta Department of Housing. The 1986 study has been carried out by Jubilee Consultants and is documented in three reports:

1986 Alberta House Cost Comparison Study: Executive Summary
1986 Alberta House Cost Comparison Study: Single-Detached Dwelling
1986 Alberta House Cost Comparison Study: Walk-Up Apartment

Additional copies of any of these reports can be ordered from:

ALBERTA MUNICIPAL AFFAIRS
Financial Assistance and Research Branch
10050 - 112 Street
Edmonton, Alberta
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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Objectives

The objectives of the 1986 Alberta House Cost Comparison Study are as follows:

1. To determine 1986 hard residential construction costs in selected urban centres in Alberta.
2. To determine reasons for differences in residential construction costs in the selected centres.
3. To carry out detailed comparisons of 1986 residential construction costs with 1985 residential construction costs in the selected centres.
4. To determine and comment on residential construction cost trends over the last eight years in the selected centres.

1.2 Scope of Work

The 1986 Alberta House Cost Comparison Study examines the construction costs of a typical single-detached dwelling and a twenty-four unit walk-up apartment building.

The study has been documented in three reports: an Executive Summary, a report on a typical single-detached dwelling and a report on a walk-up apartment. This report deals with the walk-up apartment.

The study examines building construction costs in the following centres:

1. Edmonton
2. Calgary
3. Red Deer
4. Fort McMurray
5. Grande Prairie
6. Hinton
7. Lethbridge
8. Medicine Hat
9. Lloydminster

1.0 INTRODUCTION

1.2 Scope of Work (continued)

The cost analysis for both the single-detached dwelling and the walk-up apartment examine the building construction cost differences between each of the centres and highlights the reasons for those differences with reference to such factors as:

a) material costs,
b) labour costs, and
c) building features and inclusions.

The cost estimates of the walk-up apartment for each centre include all structural, finishing, mechanical and electrical work as shown on the drawings and included in the specifications, site overhead, and contractors' overhead and profit. The cost estimate excludes the following items:

a) cost of land and site clearance,
b) site servicing costs,
c) site development costs,
d) design fees and expenses,
e) legal fees and expenses, and
f) marketing and real estate financing costs.

1.0 INTRODUCTION

1.3 Drawings

The drawings used in the study for the walk-up apartment include:

1) Site plan,
2) Foundation plan,
3) Basement floor plan,
4) Main floor plan,
5) Second and third floor plan,
6) Building elevations,
7) Building elevations,
8) Section and details,
9) Basement floor plan - Mechanical Layout,
10) Main floor plan - Mechanical Layout,
11) 2nd & 3rd floor plan - Mechanical Layout,
12) Basement floor plan - Electrical Layout,
13) Main floor plan - Electrical Layout, and
14) 2nd & 3rd floor plan - Electrical Layout.

These drawings are included in the appendix.

1.4 Approach

The building construction costs are detailed in the report under the headings of labour and material/equipment costs. Labour rates used in the report are either those established by the trade union concerned, or by the market where trade union rates do not apply. In most cases, a realistic assessment of labour rates has been established by examining the circumstances of the particular sub-trade within the building industry. Material prices have been evaluated from building materials suppliers' lists. Average discounts are applied in order to establish a realistic market price for the materials to contractors.

1.0 INTRODUCTION

1.4 Approach (continued)

The cost data are assembled by sub-trade and presented in 25 trade categories. The sub-trade operations are combined within each trade category in order to reflect current estimating practice within the industry. Site overhead and general contractor's office overhead and profit are shown separately to indicate the actual site costs.

A computer program was developed in order to collate and present the cost data which were assembled for the nine centres. The quantities and trade descriptions were initially established for the prototypical house and apartment building. The cost data applicable to the relevant quantities and trade descriptions for each centre were then processed by computer.

The cost effects of market forces and building industry conditions are addressed in the 'Commentary' section of this report.

2.0 SUMMARY OF FINDINGS FOR THE WALK-UP APARTMENT

2.0 SUMMARY OF FINDINGS FOR THE WALK-UP APARTMENT

TABLE NA. 1 : Total Building Costs

ITEM	EDMONTON		CALGARY		RED DEER		FORT McMURRAY		GRANDE PRAIRIE		HINTON		LETHBRIDGE		MEDICINE HAT		LLOYD-MINSTER	
ELEMENT	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%
Labour	225,545	34.8	227,234	35.1	236,381	35.5	291,035	37.4	271,867	36.6	269,016	36.8	246,730	36.3	237,975	35.2	264,811	36.2
Material	422,989	65.2	419,901	64.9	429,582	64.5	487,040	62.6	470,777	63.4	462,027	63.2	432,581	63.7	438,220	64.8	465,990	63.8
Total 1986	648,534	100.0	647,135	100.0	665,963	100.0	778,075	100.0	742,644	100.0	731,043	100.0	679,312	100.0	676,195	100.0	730,802	100.0
Cost per m2	$345.88		$345.14		$355.18		$414.97		$396.08		$389.89		$362.30		$360.64		$389.76	
Cost per SF	$32.13		$32.06		$33.00		$38.55		$36.80		$36.22		$33.66		$33.50		$36.21	
Total per Apt. 1986	$27,022		$26,964		$27,748		$32,420		$30,944		$30,460		$28,305		$28,175		$30,450	
Total 1985.$	625,974		617,049		644,466		734,420		695,480		690,526		651,143		655,347		714,537	
Total per Apt. 1985 .$	26,082		25,710		26,853		30,601		28,978		28,772		27,131		27,306		29,772	
Changes From 1985	3.6%		4.9%		3.3%		5.9%		6.8%		5.9%		4.3%		3.2%		2.3%	

2.0 SUMMARY OF FINDINGS FOR THE WALK-UP APARTMENT

Table WA. 2 : Comparative Cost Ratios *

LOCATION	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
EDMONTON	1.00	1.00	1.03	1.20	1.15	1.13	1.05	1.04	1.13
CALGARY	1.00	1.00	1.03	1.20	1.15	1.13	1.05	1.04	1.13
RED DEER	0.97	0.97	1.00	1.17	1.12	1.10	1.02	1.02	1.10
FORT McMURRAY	0.83	0.83	0.86	1.00	0.95	0.94	0.87	0.87	0.94
GRANDE PRAIRIE	0.87	0.87	0.90	1.05	1.00	0.98	0.91	0.91	0.98
HINTON	0.89	0.89	0.91	1.06	1.02	1.00	0.93	0.92	1.00
LETHBRIDGE	0.95	0.95	0.98	1.15	1.09	1.08	1.00	1.00	1.08
MEDICINE HAT	0.96	0.96	0.98	1.15	1.10	1.08	1.00	1.00	1.08
LLOYD-MINSTER	0.89	0.89	0.91	1.06	1.02	1.00	0.93	0.93	1.00

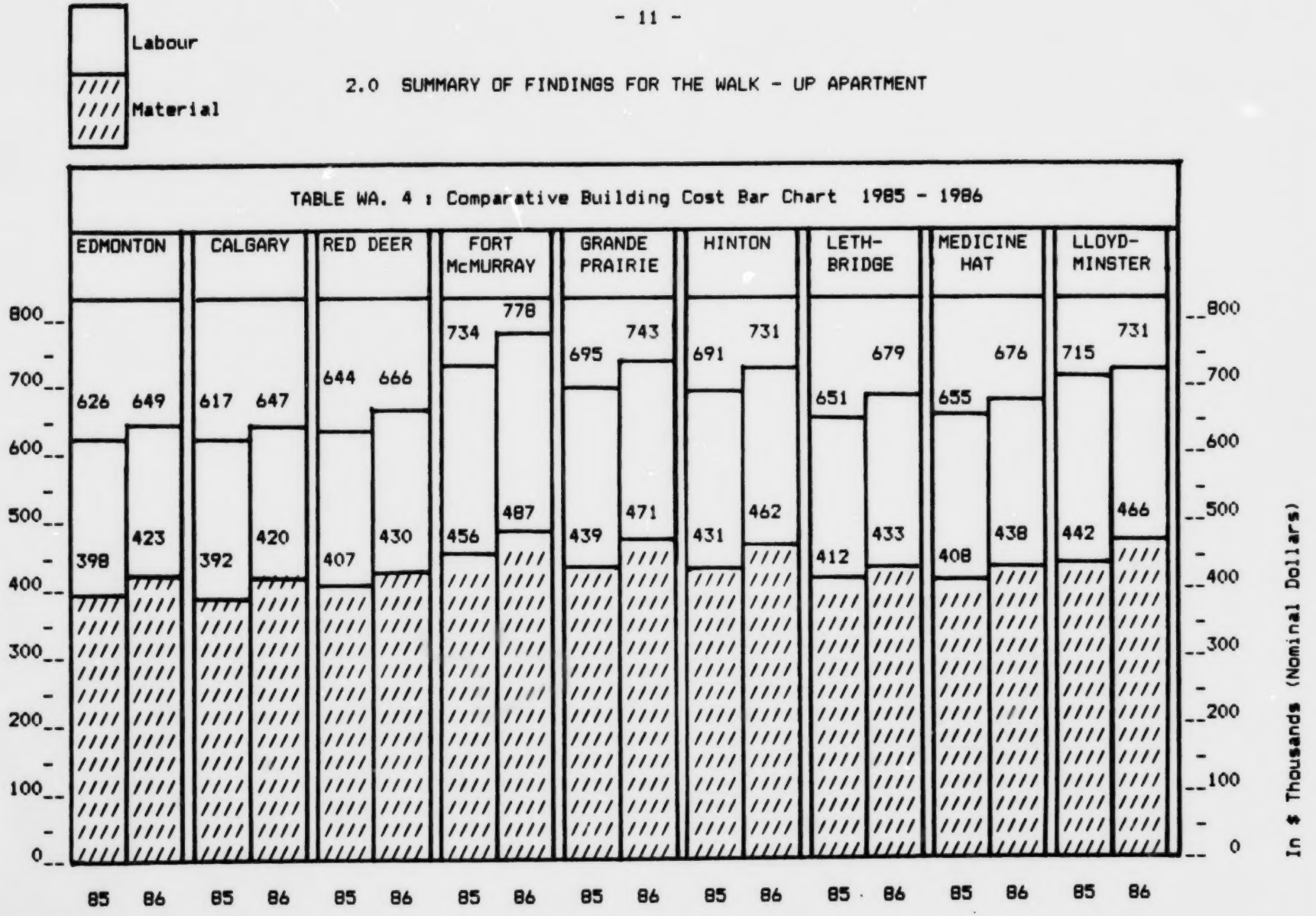
* Entries refer to the ratio of the price for a city in the top row of the table divided by a price for the city listed in the column.For example Red Deer costs are 1.03 times Edmonton costs.

2.0 SUMMARY OF FINDINGS FOR THE WALK-UP APARTMENT

Table WA. 3 : Comparative Cost Table 1985 - 1986

LOCATION	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Labour Cost									
1986	$225,545	$227,234	$236,381	$291,035	$271,867	$269,016	$246,730	$237,975	$264,811
1985	$227,892	$225,005	$237,926	$278,792	$256,595	$259,347	$239,414	$246,926	$272,592
Difference	($2,347)	$2,229	($1,545)	$12,243	$15,272	$9,669	$7,316	($8,951)	($7,781)
% Difference	-1.0%	1.0%	-0.6%	4.4%	6.0%	3.7%	3.1%	-3.6%	-2.9%
Mat'l Cost									
1986	$422,989	$419,901	$429,582	$487,040	$470,777	$462,027	$432,581	$438,220	$465,990
1985	$398,082	$392,044	$406,539	$455,628	$438,884	$431,179	$411,729	$408,422	$441,944
Difference	$24,907	$27,857	$23,043	$31,412	$31,893	$30,848	$20,852	$29,798	$24,046
% Difference	6.3%	7.1%	5.7%	6.9%	7.3%	7.2%	5.1%	7.3%	5.4%
Total Cost									
1986	$648,534	$647,135	$665,963	$778,075	$742,644	$731,043	$679,312	$676,195	$730,802
1985	$625,974	$617,049	$644,466	$734,420	$695,480	$690,526	$651,143	$655,347	$714,537
Difference	$22,560	$30,086	$21,497	$43,655	$47,164	$40,517	$28,169	$20,848	$16,265
% Difference	3.6%	4.9%	3.3%	5.9%	6.8%	5.9%	4.3%	3.2%	2.3%

2.0 SUMMARY OF FINDINGS FOR THE WALK - UP APARTMENT



2.0 SUMMARY OF FINDINGS FOR THE WALK-UP APARTMENT

Table WA. 5 : Comparative Total Building Costs 1980 - 1986 *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1980	$709,337	$660,295	$670,183	$685,282	$811,898	$736,435	-	$703,808	$697,459	-
1981	$756,703	$714,492	$719,003	$733,211	$861,728	$784,409	-	$740,084	$743,992	-
1982	$712,232	$665,273	$627,844	$710,485	$805,134	$700,436	$744,686	$720,280	$723,716	-
1983	$644,459	$603,046	$592,174	$623,852	$712,262	$669,574	$674,046	$632,872	$647,845	-
1984	$658,084	$600,039	$591,861	$624,342	$731,995	$694,794	$693,688	$632,121	$652,014	$701,901
1985	$669,882	$625,974	$617,049	$644,466	$734,420	$695,480	$690,526	$651,143	$655,347	$714,537
1986	$699,967	$648,534	$647,135	$665,963	$778,075	$742,644	$731,043	$679,312	$676,195	$730,802

NOTES : * Expressed in nominal dollars
** Hinton was not included in the 1980 and 1981 studies
*** Lloydminster was not included in the 1980 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE WALK-UP APARTMENT

Table WA. 6 : Comparative Cost per Square Foot of Gross Floor Area 1980 - 1986 *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1980	$35.48	$33.04	$33.52	$34.28	$40.61	$36.84	-	$35.20	$34.89	-
1981	$37.86	$35.75	$35.97	$36.68	$43.11	$39.24	-	$37.03	$37.22	-
1982	$35.63	$33.28	$31.41	$35.54	$40.28	$35.04	$37.26	$36.03	$36.21	-
1983	$32.24	$30.17	$29.63	$31.21	$35.63	$33.50	$33.72	$31.66	$32.41	-
1984	$32.92	$30.02	$29.61	$31.23	$36.62	$34.76	$34.70	$31.62	$32.62	$35.11
1985	$33.51	$31.32	$30.87	$32.24	$36.74	$34.79	$34.55	$32.58	$32.79	$35.75
1986	$35.02	$32.44	$32.37	$33.32	$38.93	$37.15	$36.57	$33.98	$33.83	$36.56

NOTES : * Expressed in nominal dollars
** Hinton was not included in the 1980 and 1981 studies
*** Lloydminster was not included in the 1980 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE WALK-UP APARTMENT

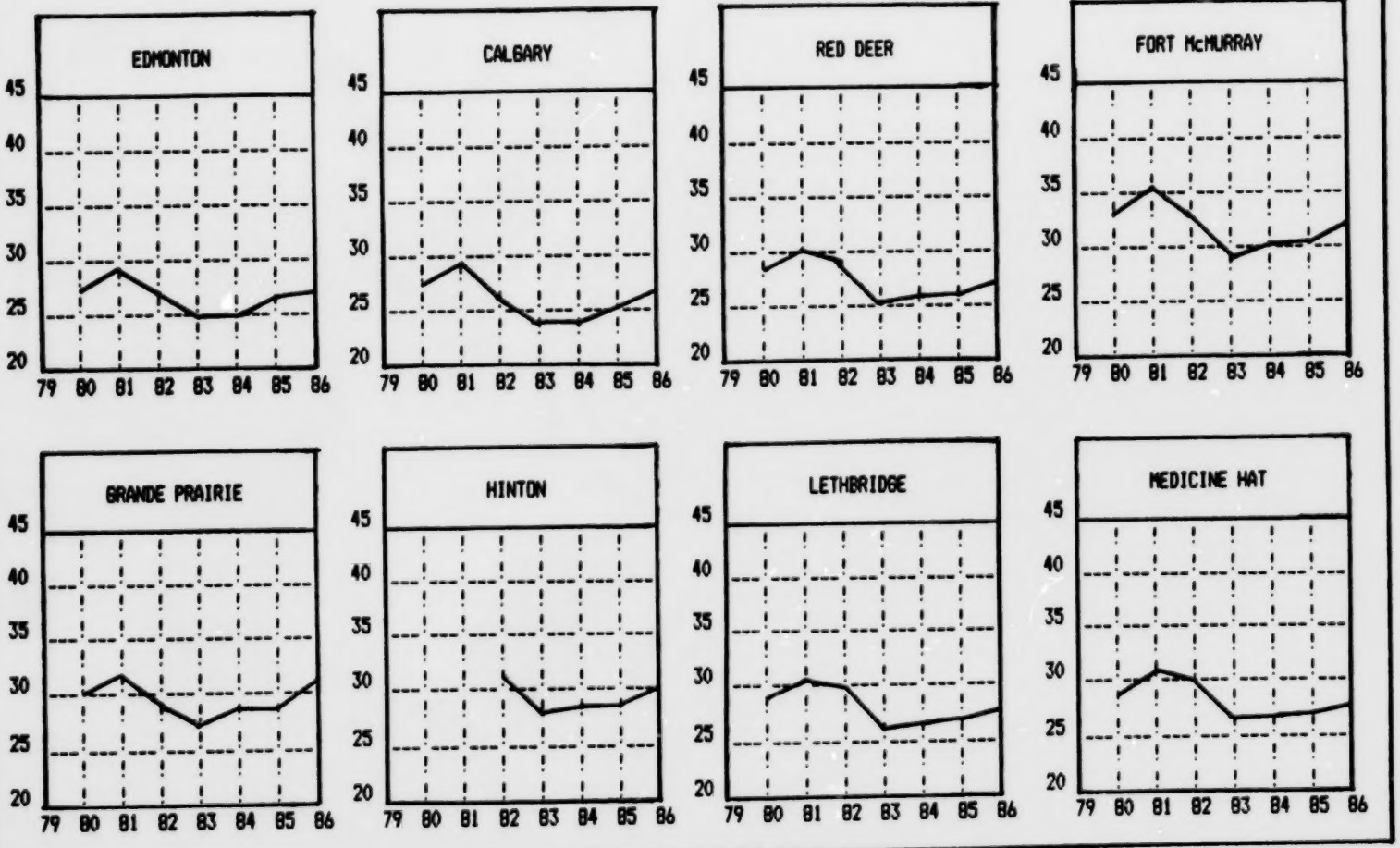
Table WA. 7 : Comparative Cost per Apartment Unit 1980 - 1986 *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1980	$29,555	$27,512	$27,924	$28,553	$33,829	$30,684	-	$29,325	$29,061	-
1981	$31,529	$29,771	$29,958	$30,550	$35,905	$32,684	-	$30,837	$31,000	-
1982	$29,677	$27,720	$26,160	$29,604	$33,547	$29,185	$31,029	$30,012	$30,155	-
1983	$26,853	$25,127	$24,674	$25,994	$29,678	$27,899	$28,085	$26,370	$26,994	-
1984	$27,420	$25,002	$24,661	$26,014	$30,500	$28,950	$28,904	$26,338	$27,167	$29,246
1985	$27,912	$26,082	$25,710	$26,853	$30,601	$28,978	$28,772	$27,131	$27,306	$29,772
1986	$29,165	$27,022	$26,964	$27,748	$32,420	$30,944	$30,460	$28,305	$28,175	$30,450

NOTES : * Expressed in nominal dollars
** Hinton was not included in the 1980 and 1981 studies
*** Lloydminster was not included in the 1980 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE WALK - UP APARTMENT

TABLE NA. 8 : Comparative Apartment Unit Cost Graphs 1980 - 1986



In $ Thousands (Nominal Dollars)

2.0 SUMMARY OF FINDINGS FOR THE WALK-UP APARTMENT

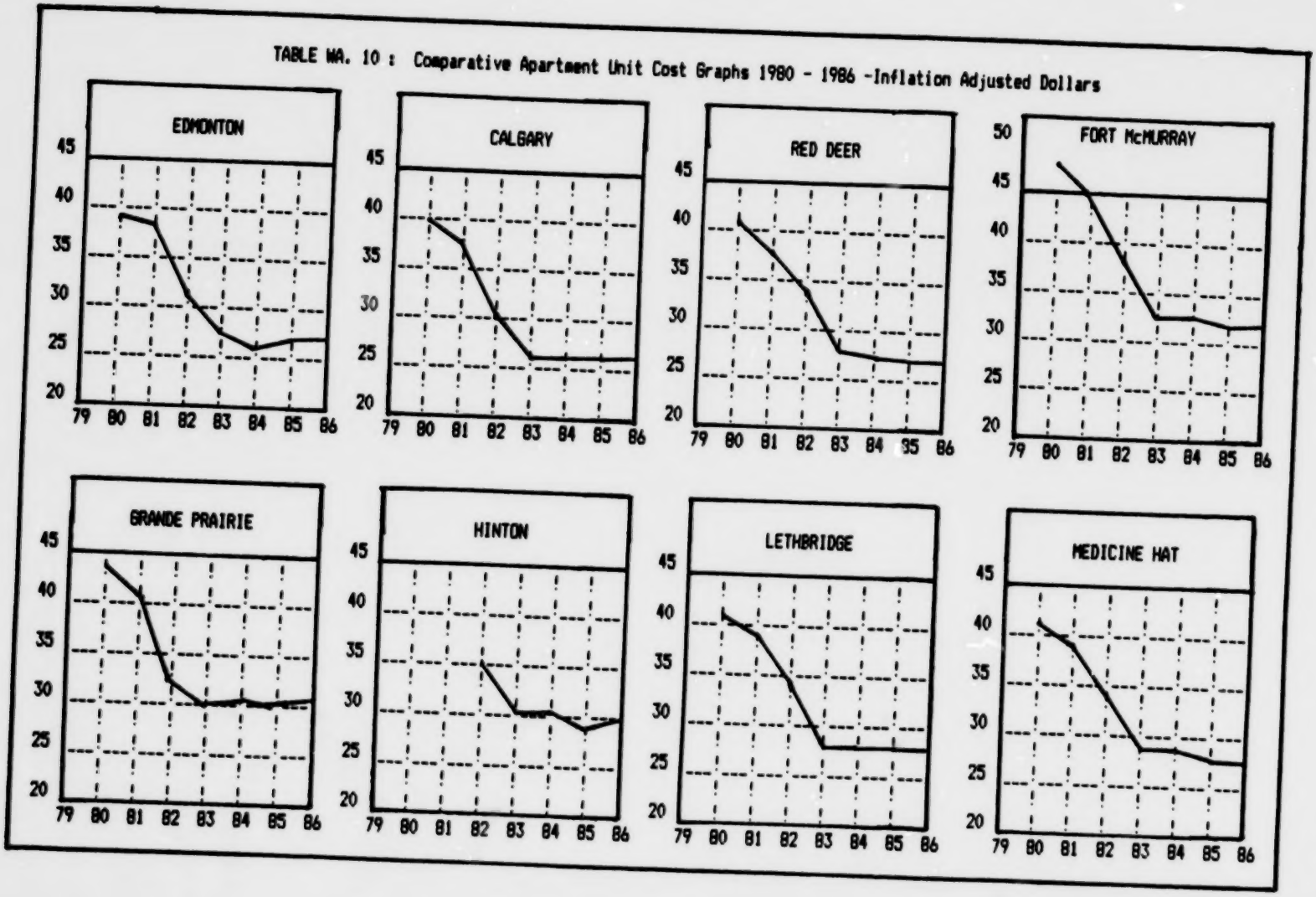
Table WA. 9 : Comparative Cost per Apartment Unit 1980 - 1986, Inflation Adjusted Dollars *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1980	$42,603	$39,658	$40,252	$41,158	$48,764	$44,230	-	$42,271	$41,891	-
1981	$40,125	$37,888	$38,126	$38,879	$45,694	$41,595	-	$39,244	$39,452	-
1982	$34,200	$31,945	$30,147	$34,116	$38,660	$33,633	$35,758	$34,586	$34,751	-
1983	$29,375	$27,487	$26,991	$28,435	$32,465	$30,519	$30,722	$28,846	$29,529	-
1984	$29,277	$26,695	$26,331	$27,775	$32,565	$30,910	$30,861	$28,121	$29,007	$31,226
1985	$28,988	$27,088	$26,702	$27,888	$31,781	$30,096	$29,881	$28,177	$28,359	$30,920
1986	$29,165	$27,022	$26,964	$27,748	$32,420	$30,944	$30,460	$28,305	$28,175	$30,450

NOTES :
* 1. Expressed in 1986 Inflation adjusted dollars
2. Inflation adjustments have been based on the Consumer Price Index for Edmonton as published by Statistics Canada
** Hinton was not included in the 1980 and 1981 studies
*** Lloydminster was not included in 1980 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE WALK - UP APARTMENT

TABLE WA. 10 : Comparative Apartment Unit Cost Graphs 1980 - 1986 -Inflation Adjusted Dollars



2.0 SUMMARY OF FINDINGS FOR THE WALK - UP APARTMENT

Table WA.11 : Trade Division Cost Summaries

LOCATION	EDMONTON	CALGARY	RED DEER	FORT MCMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Divisions									
1. Excavation	2,408	3,377	2,546	3,706	3,209	2,718	3,474	2,927	3,472
2. Concrete	17,152	16,818	17,043	22,504	21,783	21,491	15,908	18,438	18,597
3. Damproofing	662	636	803	1,142	1,079	884	889	788	818
4. Siding	13,258	12,752	13,321	18,072	17,129	17,100	15,465	15,542	17,507
5. Roofing	22,799	23,573	24,127	31,861	25,938	25,232	23,826	23,803	26,686
6. Carpentry - Rough	118,465	118,465	115,847	147,299	133,937	127,514	127,996	113,588	118,954
7. Carpentry - Finish	8,191	8,255	8,214	9,448	8,930	8,481	8,435	8,581	8,687
8. Windows and Glazing	23,784	22,524	25,066	29,479	25,691	25,426	25,462	25,462	25,598
9. Sealants	773	773	773	853	827	806	785	785	808
10. Doors	37,794	35,395	38,084	39,950	41,230	41,027	39,512	37,613	40,894
11. Hardware	3,205	3,205	3,205	3,466	3,459	3,320	3,268	3,261	3,360
12. Ceramic Tiling	4,996	4,859	5,133	6,024	5,887	5,649	5,759	5,896	7,187
SUB - TOTAL	$253,487	$250,632	$254,162	$313,804	$289,099	$279,648	$270,779	$256,684	$272,568

2.0 SUMMARY OF FINDINGS FOR THE WALK-UP APARTMENT

Table WA.11 : Trade Division Cost Summaries (cont'd)

LOCATION	EDMONTON	CALGARY	RED DEER	FORT MCMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Divisions									
13. Wallboard	49,795	49,564	50,175	61,713	55,085	58,715	51,236	52,446	61,929
14. Flooring	42,253	41,493	44,783	50,473	45,916	46,135	44,707	44,740	45,834
15. Painting	18,296	17,627	19,774	22,226	20,795	22,004	21,534	22,183	22,038
16. Fitting	39,473	39,468	39,668	46,366	44,008	40,873	43,602	43,615	44,968
17. Specialties	15,619	15,619	15,619	17,897	17,326	16,707	16,258	16,258	16,780
18. Appliances	28,660	28,660	28,686	30,468	30,392	29,662	29,332	29,308	29,614
19. Plumbing	57,024	56,808	56,496	64,200	67,320	61,320	55,848	57,288	56,112
20. Heating	27,768	28,488	32,064	39,888	38,712	36,600	25,056	28,584	41,208
21. Ventilation	6,864	6,936	6,912	8,640	8,640	8,640	7,968	7,968	8,640
22. Fire Protection	1,968	1,968	1,968	2,496	2,496	2,496	1,968	1,968	2,496
23. Electrical	35,328	37,872	43,656	47,904	50,856	55,608	39,216	43,152	56,616
24. Site Overhead	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000
Subtotals - 1-24	$624,534	$623,135	$641,963	$754,075	$718,644	$707,043	$655,312	$652,195	$706,802
25. Gnrl. Contr's Ovhd.& Profit	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
TOTAL	$648,534	$647,135	$665,963	$778,075	$742,644	$731,043	$679,312	$676,195	$730,802

3.0 COMMENTARY

3.0 COMMENTARY

3.1 General

Alberta's economy is experiencing a very slow growth due to the difficulties being experienced in the agricultural and oil and gas sectors. Unemployment is up somewhat but average interest rates are down compared to last year. The impact of these economic forces vary from centre to centre. There were significant drops in new housing starts in some centres and no increase in housing starts in others. The overall impact for the Province is a moderate decline in new housing starts and a small increase in the cost of residential construction by an average of 4.2% in 1986.

Costs for apartment construction have increased in all centres by an average of 4.5%. The greatest increase was 6.8% in Grande Prairie and the smallest increase was 2.3% in Lloydminster.

The graphic presentation of apartment construction costs in Table WA.9 indicates that average costs are still less than 1981 costs expressed in nominal dollars (from $31,529 in 1981 to $29,165 in 1986, or 7.5% less). Expressed in inflation adjusted 1986 dollars, the total average costs are 27.3% less than the 1981 costs (i.e., from $40,125 in 1981 to $29,165 in 1986).

Labour costs for the walk-up apartment building increased slightly in some centres, while Edmonton, Red Deer, Medicine Hat and Lloydminster had slight decreases.

3.0 COMMENTARY

3.1 General (continued)

Material prices for the walk-up apartment building have increased in all centres, notably lumber and insulation which have increased significantly over the last year. Most materials have increased in price due to the federal sales tax increase from 6% to 8%. Concrete prices vary considerably from centre to centre, due to demand, location and availability of aggregates and cement. In 1986, prices for 25 MPA concrete is varied from $75.60 per m3 in Lethbridge to $135.50 per m3 in Fort McMurray. In some centres concrete prices have gone down, probably due to increased competition brought on by a decrease in demand.

Costs for other materials such as window, roof trusses, doors, fittings etc. have also increased substantially, probably due to the strong demand caused by buoyant housing markets in other parts of the country and the increase in federal tax.

No significant changes were observed as a result of building practice changes, non-availability of materials or changes in standard materials used by the majority of builders. Changes made in the 1986 study as a result of updating plans are included in the appendix.

3.0 COMMENTARY

3.2 Highlights by Centre

Edmonton: The 1986 cost of the typical walk-up apartment in Edmonton is 0.2% higher than its Calgary counterpart and 3.6% higher than the 1985 Edmonton cost. Expressed in nominal dollars, the total cost is lower by 9.2% than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 28.6% less than the 1981 cost. The overall decrease in labour was 1% and the increase in material prices was 6.3% compared with 1985.

Calgary: The 1986 cost of the typical walk-up apartment in Calgary is 0.2% lower than its Edmonton counterpart and 4.9% higher than the 1985 Calgary cost. Expressed in nominal dollars, the total cost is 10.0% less than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 28.7% less than the 1981 cost. The overall increase in labour and material prices was 1.0% and 7.1% respectively compared with 1985.

Red Deer: The 1986 cost of the typical walk-up apartment in Red Deer is higher by 3% than in Calgary and Edmonton. The cost is 3.3% higher than the 1985 Red Deer cost. Expressed in nominal dollars, the total cost is 9.2% less than the the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 16.2% less than the 1981 cost. The overall decrease in labour cost was 0.6% and the increase in material prices was 5.7% compared with 1985.

Most basic materials, such as lumber, insulation, drywall, doors, etc., are available in Red Deer at prices close to those in Edmonton.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Fort McMurray: The 1986 cost of the typical walk-up apartment in Fort McMurray is 20% higher than in Edmonton, and 5.9% higher than the 1985 Fort McMurray cost. Expressed in nominal dollars, the total cost is 9.7% less than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the cost is 32.1% less than the 1981 cost. The overall increase in labour and materials prices was 4.4% and 6.9% respectively compared with 1985.

Groundwork trade prices, such as excavation and basement wall construction, are higher than the Edmonton rates because of the more northerly location of Fort McMurray and the prolonged winter period. Concrete prices in Fort McMurray are 51% higher than those in Edmonton. Winter construction incurs cost penalties for concrete heating and temporary heating associated with construction.

Grande Prairie: The 1986 cost of the typical walk-up apartment in Grande Prairie is 15% higher than in Edmonton, and 6.8% higher than the 1985 Grande Prairie cost. Expressed in nominal dollars the total cost is 5.3% less than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 25.3% less than the 1981 cost. The overall increase in labour and material prices was 6.0% and 7.3% respectively compared with 1985.

While larger discounts on most materials are available if purchased in Edmonton, these discounts are, generally, offset by higher transportation costs to Grande Prairie. Concrete prices in Grande Prairie are 45% higher than those in Edmonton.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Hinton:

The 1986 cost of the typical walk-up apartment in Hinton is 13% higher than in Edmonton and 5.9% lower than the 1985 Hinton cost. Expressed in nominal dollars, the total cost is 1.9% less than the 1982* cost. Expressed in inflation adjusted 1986 dollars, the total cost is 21.2% less than the 1982* cost. The overall increase in labour and material prices was 3.7% and 7.2% respectively compared with 1985.

Of the nine centres examined, Hinton is the smallest. Apart from the premiums on materials, skilled labour is not as readily available as elsewhere. Therefore, it is necessary to pay certain skilled trades, such as mechanical and electrical, subsistence in the form of accommodation and travel allowances.

Lethbridge:

The 1986 cost of the typical walk-up apartment in Lethbridge is 5% higher than in Edmonton, and 4.3% higher than the 1985 Lethbridge cost. Expressed in nominal dollars, the total cost is 8.2% less than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 27.8% less than the 1981 cost. The overall increase in labour and material prices was 3.1% and 5.1% respectively compared with 1985.

* 1982 has been selected as the base year as Hinton was not part of earlier studies.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Medicine Hat: The 1986 cost of the typical walk-up apartment in Medicine Hat is 4% higher than in Edmonton, and 3.2% higher than the 1985 Medicine Hat cost. Expressed in nominal dollars, the total cost is 9.1% less than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 22.4% less than the 1981 cost. The overall decrease in labour cost was 3.6% and the increase in material prices was 7.3% compared with 1985.

Lloydminster: The 1986 cost of the typical house in Lloydminster is 13% higher than in Edmonton and 2.3% higher than the 1985 Lloydminster cost. Expressed in nominal dollars, the total cost is 4.1% higher than the 1984 * cost. Expressed in inflation adjusted 1986 dollars, the total cost is 2.5% less than the 1984 cost. The overall decrease in labour cost was 2.9% and the increase in material price was 5.4% compared with 1985.

* 1984 has been selected as the base year as Lloydminster was not part of earlier studies.

4.0 DETAILED COST ESTIMATES BY TRADE DIVISION FOR EACH CENTRE

DETAILED COST ESTIMATES FOR EDMONTON

1986 ALBERTA HOUSE COST COMPARISON STUDY | GROSS FLOOR AREA 1,875 M2 | NOVEMBER 1986 |

WALK - UP APARTMENT | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	891	m3	0.42	374	0.80	713	1.22	1,087
1.20 Backfill to basement walls, footings and bases	188	m3	0.38	71	0.72	135	1.10	207
1.30 150 mm gravel or sand bed under slab on grade	70	m3	2.90	203	6.00	420	8.90	623
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	501	m2	0.77	386	0.21	105	0.98	491
SUBTOTAL/EXCAVATION	1.30	/M2 GFA		1,034		1,373		2,408
2:CONCRETE								
2.10 Concrete (25 MPa) in footings and basement walls (material only) 200 mm reinforced concrete wall, 250 x 560 mm reinforced conc. footing	58	m3	0.00	0	91.60	5,313	91.60	5,313
2.20 Reinforcing steel in footings and basement walls (material only)	1,652	kg	0.00	0	0.60	991	0.60	991
2.30 Form, place rebar and pour concrete in footing (560 x 250 mm)(subcontract)	222	m	5.51	1,223	1.75	389	7.26	1,612

WALK - UP APARTMENT

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.35 Form, place rebar and pour concrete in basement wall (1.2 m high) (subcontract)	96	m	15.86	1,523	5.48	526	21.34	2,049
2.40 90 mm concrete (20 MPa) in slab on grade	456	m2	3.30	1,505	7.48	3,411	10.78	4,916
2.45 150 x 150 mm welded wire mesh reinforcement to slab on grade (material only)	456	m2	0.00	0	2.88	1,313	2.88	1,313
2.55 38 mm thick rigid insulation to concrete wall (basement)	117	m2	1.90	222	3.72	435	5.62	658
2.60 Parging to concrete walls	29	m2	7.80	226	2.59	75	10.39	301
SUBTOTAL/CONCRETE	9.24	/M2 GFA		4,699		12,453		17,152
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	159	m2	0.25	40	0.25	40	0.50	80
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	96	m	2.50	240	3.57	343	6.07	583
SUBTOTAL/DAMPROOFING	0.36	/M2 GFA		280		382		662
4:SIDING								
4.10 Prefinished aluminum siding	98	m2	4.40	431	12.86	1,260	17.26	1,691

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.40 Stained dark-brown cedar siding 25 x 150 mm channel to column	700	FBM	0.66	462	1.05	735	1.71	1,197
4.50 Stucco on wire mesh on building paper	678	m2	9.40	6,373	4.78	3,241	14.18	9,614
4.60 24 ga. aluminum vented metal soffit c/w edge moulding	59	m2	4.05	239	8.75	516	12.80	755
SUBTOTAL/SIDING	7.14	/M2 GFA		7,505		5,752		13,258
5:ROOFING/SHEET METAL								
5.10 Built-up asphalt roofing completed with mineral granular and flashing	527	m2	18.50	9,750	15.30	8,063	33.80	17,813
5.30 R.S.I. 6 (R34) batt insulation in joist space	527	m2	1.52	801	7.38	3,889	8.90	4,690
5.40 .102 mm polyethylene vapour barrier	580	m2	0.24	139	0.27	157	0.51	296
5.50 Prefinished flashing over window	66	m	1.23	81	2.67	176	3.90	257
SUBTOTAL/ROOFING/SHEET METAL	12.28	/M2 GFA		10,690		12,109		22,799
6:CARPENTRY - ROUGH								
6.10 Material only								
No. 2 grade fir or spruce as below								
floor joists (38 x 235 mm) - fir	38	MFBM	0.00	0	695.00	26,410	695.00	26,410
built-up beam (3-38 x 235 mm) - fir								
built-up beam (2-38 x 235 mm) - fir								
roof joist (2-38 x 235 mm) - spruce								

WALK - UP APARTMENT | EDMONTON

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20	Material only No. 2 grade fir or spruce as below framing (38 x 140 mm) - fir plate (38 x 140 mm) - fir cross bridging (38 x 38 mm) - spruce framing (38 x 89 mm) - spruce framing (38 x 140 mm) - spruce blocking (38 x 89 mm) - spruce blocking (38 x 140 mm) - spruce wall strapping (38 x 38 mm) - spruce fascia (19 x 140 mm) - spruce	44	MFBM	0.00	0	519.00	22,836	519.00	22,836
6.30	Material only - Sheathing 19 mm plywood - floor underlay 1432 m2 13 mm tentest - u/s of joist 1368 m2 10 mm plywood - roof sheathing 524 m2 13 mm plywood - wall sheathing 19 m2 (protection board 350 mm high) 8 mm plywood - wall sheathing 727 m2	4,070	m2	0.00	0	7.40	30,118	7.40	30,118
6.40	Labour only - complete framing including installation of windows	1,857	m2	21.00	38,997	0.00	0	21.00	38,997
6.50	90 x 238 mm wide R.S.I. 2.1 (R12) batt insulation (vertical eaves)	99	m	0.39	39	0.66	65	1.05	104
SUBTOTAL/CARPENTRY - ROUGH		63.79	/M2 GFA		39,036		79,429		118,465

WALK - UP APARTMENT | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7:CARPENTRY - FINISH								
7.10 Stair - 6 flights @ (2x6x7 = 84 risers) 38 x 300 mm stringers - 59 m 38 x 235 mm treads - 103 m 6 x 275 mm fir plywood in risers - 105 m	2	No	465.00	930	333.00	666	798.00	1,596
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - window 431 m - door 555 m - base 2328 m = TOTAL 3314 m	3,314	m	1.00	3,314	0.99	3,281	1.99	6,595
SUBTOTAL/CARPENTRY - FINISH	4.41	/M2 GFA		4,244		3,947		8,191
8:WINDOWS AND GLAZING								
8.10 Double-glazed patio door in wood frame with aluminum cladding, (size 2.4 x 1.8 m), including hardware	18	No	0.00	0	803.00	14,454	803.00	14,454
8.20 Double-glazed sealed window in steel frame, with wired glass (size 2.4 x 2.55 m)	4	No	0.00	0	808.00	3,232	808.00	3,232

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.30 Double-glazed sliding units in wood frame (size 2.4 x .9 m), aluminum sliders, screen, incl. hardware	6	No	0.00	0	230.00	1,380	230.00	1,380
8.40 Double-glazed sliding units in wood frame (size 1.5 x .9 m), aluminum sliders, screen, incl. hardware	28	No	0.00	0	155.00	4,340	155.00	4,340
8.50 Double-glazed sliding units in wood frame (size .9 x .9 m), aluminum sliders, screen, incl. hardware	3	No	0.00	0	126.00	378	126.00	378
SUBTOTAL/WINDOWS AND GLAZING	12.81	/M2 GFA		0		23,784		23,784
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	725	m	0.36	261	0.23	167	0.59	428
9.20 Caulk - interior (ceramic tile)	227	m	0.98	222	0.54	123	1.52	345
SUBTOTAL/SEALANTS	0.42	/M2 GFA		483		289		773
10:DOORS								
10.03 Exterior - Aluminum entrance and sidelight, (size 2.4 x 2.1 m overall) including .9 x 2.1 m aluminum glazed door c/w door closer, push and pull, lock and aluminum threshold	3	No	220.00	660	1,514.00	4,542	1,734.00	5,202

WALK - UP APARTMENT

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.06 Fire Rated door and side light with 0.9 x 0.21 m, 20 min. label wood door and pressed steel frame including hardware and 6 mm wire glass to sidelight - 4 No. 1.9 x 2.1 m - 4 No. 1.4 x 2.1 m	8	No	175.00	1,400	1,067.00	8,536	1,242.00	9,936
10.09 Solid core door and frame, rotary cut mahogany - 24 No. .9x2.1mx44mm (20 min label) - 26 No. .85 x 2.1 m x 44 mm = 50 No. TOTAL	50	No	20.00	1,000	184.00	9,200	204.00	10,200
10.10 Solid core door and frame, rotary cut mahogany - 1 No. .9x2.1mx44mm (45 min label)	1	No	20.00	20	229.00	229	249.00	249
10.20 Hollow core door and frame rotary cut mahogany face - 24 No. .7 x 2. m x 35 mm - 24 No. .75 x 2. m x 35 mm = 48 No. TOTAL	48	No	11.00	528	38.99	1,872	49.99	2,400
10.25 Metal door labelled (1 hour) c/w fire rated pressed steel frame - 1 No. .9 x 2.1 m x 45 mm	1	No.	20.00	20	193.00	193	213.00	213

WALK - UP APARTMENT | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.30 Metal Folding Bi-fold doors, with tracks and pulls - 28 No. 1.8 x 2. m - 14 No. 1.5 x 2. m - 6 No. 1.2 x 2. m - 14 No. .9 x 2. m - 16 No. .6 x 2. m = 78 No. TOTAL	78	No.	11.00	858	112.00	8,736	123.00	9,594
SUBTOTAL/DOORS	20.35	/M2 GFA		4,486		33,308		37,794
11:HARDWARE								
11.15 Lock sets to interior doors	25	set	10.00	250	22.49	562	32.49	812
11.25 Butts to interior doors (included with frames)	129	pair	0.00	0	0.00	0	0.00	0
11.30 Latch sets	81	set	7.00	567	10.19	825	17.19	1,392
11.40 Bathroom privacy latch sets	24	set	7.00	168	12.23	294	19.23	462
11.50 Door closers (rated)	14	No	12.00	168	26.49	371	38.49	539
SUBTOTAL/HARDWARE	1.73	/M2 GFA		1,153		2,052		3,205
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	137	m2	20.00	2,740	16.47	2,256	36.47	4,996
SUBTOTAL/CERAMIC TILING	2.69	/M2 GFA		2,740		2,256		4,996

WALK - UP APARTMENT | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on on walls,taped and sanded	3,906	m2	2.25	8,789	1.72	6,718	3.97	15,507
13.13 Gypsum wallboard (13mm fire rated) taped and sanded - walls 705 m2 - stair soffit 29 m2 = TOTAL 734 m2	734	m2	2.48	1,820	2.17	1,593	4.65	3,413
13.14 Gypsum wallboard (15.9 mm thick), taped and sanded	487	m2	2.48	1,208	2.67	1,300	5.15	2,508
13.15 Gypsum wallboard (15.9mm fire - rated),to shaft enclosure, taped and sanded	63	m2	4.48	282	2.88	181	7.36	464
13.16 Gypsum wallboard (15.9mm fire - rated with sound bar) on ceiling,taped and sanded	1,887	m2	3.48	6,567	3.08	5,812	6.56	12,379
13.17 2 layers gypsum wallboard (15.9 mm - fire rated with sound bar) on ceiling,taped and sanded	4	m2	5.11	20	6.22	25	11.33	45
13.30 Tentest board, Crane 3-183 Redcliffe	524	m2	3.70	1,939	2.75	1,441	6.45	3,380
13.40 Finish to ceilings - textured	1,425	m2	0.97	1,382	1.00	1,425	1.97	2,807

WALK - UP APARTMENT | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13.70 Vapour barrier, .102 mm polyethylene	1,346	m2	0.24	323	0.27	363	0.51	686
13.83 Batt insulation RSI - 3.5 (R20) to exterior walls	728	m2	0.76	553	4.50	3,276	5.26	3,829
13.86 Batt insulation RSI - 3.5 (R20) to interior walls	908	m2	0.76	690	4.50	4,086	5.26	4,776
SUBTOTAL/WALLBOARD	26.81	/M2 GFA		23,573		26,221		49,795
14:FLOORING								
14.10 Sheet vinyl flooring. .065 gauge with adhesive to subfloor	364	m2	5.00	1,820	10.71	3,898	15.71	5,718
14.20 Carpet, 20 oz. 100% Nylon 13 mm thick chip foam underlay	1,296	m2	3.00	3,888	12.85	16,654	15.85	20,542
14.30 'Neoprene Hypalon' waterproofing or equal to balcony	67	m2	15.00	1,005	20.00	1,340	35.00	2,345
14.40 Gypcrete floor topping including steel trowel finish	1,338	m2	6.70	8,965	3.50	4,683	10.20	13,648
SUBTOTAL/FLOORING	22.75	/M2 GFA		15,678		26,575		42,253
15:PAINTING								
15.12 Exterior work - Prepare, prime, two coats enamel on fascia board to balconies and entrance canopy	26	m2	3.85	100	1.10	29	4.95	129

WALK - UP APARTMENT | EDMONTON

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
15.14	Prepare, prime, two coats enamel on metal railing and balustrade	783	m	1.34	1,049	0.85	666	2.19	1,715
15.22	Interior work - Prepare, 1 coat primer sealer, 1 coat latex or semigloss paint on gypsum wallboard - walls 4962 m2 - ceiling 234 m2 = TOTAL 5196 m2	5,196	m2	1.68	8,729	0.61	3,170	2.29	11,899
15.30	Two coats urethane varnish on doors and frames	105	No	19.00	1,995	5.50	578	24.50	2,573
15.40	Prepare, prime, one coat semigloss on base	2,328	m	0.63	1,467	0.12	279	0.75	1,746
15.50	Prepare, prime, one coat semigloss on shelving	94	m2	2.10	197	0.40	38	2.50	235
SUBTOTAL/PAINTING		9.85	/M2 GFA		13,538		4,758		18,296
16:FITTINGS									
16.10	Shelving - Douglas fir plywood, lipped one edge (20 mm thick x .45 m)	107	m	3.20	342	4.87	521	8.07	863

WALK - UP APARTMENT

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16.20 Vanity and cabinets, plastic laminated top to lower cabinets, drawers, shelves etc. - Lower vanity and cupboard 27 m - Wall units 99 m - Worktop unit 69 m = TOTAL 195 m	195	m	26.00	5,070	172.00	33,540	198.00	38,610
SUBTOTAL/FITTINGS	21.26	/M2 GFA		5,412		34,061		39,473
17:SPECIALTIES								
17.10 Washroom accessories - 24 No. toilet paper holders - 24 No. soap dishes - 48 No. towel bars = 96 No. TOTAL	96	No	4.50	432	8.00	768	12.50	1,200
17.20 Medicine cabinet	24	No	9.00	216	34.00	816	43.00	1,032
17.30 25 mm dia. shower curtain rod, chrome	24	No	5.00	120	6.00	144	11.00	264
17.40 Mail box and house numbers (size .81 x .45 m) for 24 apts	1	set	55.00	55	362.00	362	417.00	417
17.50 Coat rods, chrome, 18 mm dia.	24	No	3.00	72	5.00	120	8.00	192
17.60 Drapery tracks	102	m	3.00	306	8.00	816	11.00	1,122

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
17.70 970 mm high metal railing c/w balusters 100 mm o.c. max to balconies	98	m	10.00	980	40.00	3,920	50.00	4,900
17.80 Metal railing and balusters with vinyl cap	66	m	10.00	660	36.00	2,376	46.00	3,036
17.90 Handrail: 50 mm dia. pipe & brackets	54	m	22.00	1,188	42.00	2,268	64.00	3,456
SUBTOTAL/SPECIALTIES	8.41	/M2 GFA		4,029		11,590		15,619
18:APPLIANCES								
18.10 Range, freestanding, 760 mm (30") top 4 surface elements, oven auto timer	24	No	15.00	360	488.00	11,712	503.00	12,072
18.20 Electric refrigerator, manual defrost .37 m3 (13 cu. ft.) capacity	24	No	15.00	360	461.00	11,064	476.00	11,424
18.30 Range hood	24	No	15.00	360	88.00	2,112	103.00	2,472
18.40 Coin operated dryer	2	No	15.00	30	573.00	1,146	588.00	1,176
18.50 Coin operated washer	2	No	15.00	30	743.00	1,486	758.00	1,516
SUBTOTAL/APPLIANCES	15.43	/M2 GFA		1,140		27,520		28,660

WALK - UP APARTMENT | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing, including: - 24 No. water closets - 32 No. lavatory basins - 24 No. baths, 5' - 1 No. mop service basin - 1 No. laundry tub (the above Crane or equal) - 24 No. kitchen sinks, compartment, stainless steel - 1 No. water heater and storage tank, cap. 300 MBH - 1 No. domestic hot water recirculating pump and accessories - rough-in, waste and vent - roof drains	24	apt	616.00	14,784	1,760.00	42,240	2,376.00	57,024
SUBTOTAL/PLUMBING	30.71	/M2 GFA		14,784		42,240		57,024
20:HEATING								
20.10 Hot water circulation system (268 m total length) with radiators, 24 control valves, one centrifugal circulation pump, complete with all piping, 50 gallon expansion tank, hot water heating boiler and gas supply system.	24	apt	353.00	8,472	804.00	19,296	1,157.00	27,768
SUBTOTAL/HEATING	14.95	/M2 GFA		8,472		19,296		27,768

WALK - UP APARTMENT | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:VENTILATION								
21.10 Ventilation system, complete for 24-unit apartment building with all ductwork and fans	24	apt	72.00	1,728	214.00	5,136	286.00	6,864
SUBTOTAL/VENTILATION	3.70	/M2 GFA		1,728		5,136		6,864
22:FIRE PROTECTION								
22.10 Fire protection system, complete for 24-unit apartment building	24	apt	28.00	672	54.00	1,296	82.00	1,968
SUBTOTAL/FIRE PROTECTION	1.06	/M2 GFA		672		1,296		1,968
23:ELECTRICAL								
23.10 Complete electrical installation including fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, 100 A service board and fire alarm system (includes $200 per apartment for electrical fixtures)	24	apt	507.00	12,168	965.00	23,160	1,472.00	35,328
SUBTOTAL/ELECTRICAL	19.02	/M2 GFA		12,168		23,160		35,328

WALK - UP APARTMENT

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
24:SITE OVERHEADS								
24.10 Site overheads - setup - supervision - plant - site office - small tools - security - boarding, etc.	24	apt	1,335.00	32,040	665.00	15,960	2,000.00	48,000
SUBTOTAL/SITE OVERHEADS	25.85	/M2 GFA		32,040		15,960		48,000
25:GENERAL CONTRACTOR'S OVERHEADS & PROFIT								
25.10 General Contractor's Overhead & Profit - permits - bonds - insurance - office overhead - profit	24	apt	665.00	15,960	335.00	8,040	1,000.00	24,000
SUBTOTAL/GENERAL CONTRACTOR'S OVHD & PROFIT	12.92	/M2 GFA		15,960		8,040		24,000
TOTAL / EDMONTON	$349.24	/M2 GFA		$225,545		$422,989		$ 648,534

DETAILED COST ESTIMATES FOR CALGARY

WALK - UP APARTMENT

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	891	m3	0.44	392	1.30	1,158	1.74	1,550
1.20 Backfill to basement walls, footings and bases	188	m3	0.37	70	1.26	237	1.63	306
1.30 150 mm gravel or sand bed under slab on grade	70	m3	2.85	200	12.00	840	14.85	1,040
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	501	m2	0.75	376	0.21	105	0.96	481
SUBTOTAL/EXCAVATION	1.82	/M2 GFA		1,037		2,340		3,377
2:CONCRETE								
2.10 Concrete (25 MPa) in footings and basement walls (material only) 200 mm reinforced concrete wall, 250 x 560 mm reinforced conc. footing	58	m3	0.00	0	86.76	5,032	86.76	5,032
2.20 Reinforcing steel in footings and basement walls (material only)	1,652	kg	0.00	0	0.60	991	0.60	991
2.30 Form, place rebar and pour concrete in footing (560 x 250 mm)(subcontract)	222	m	5.22	1,159	1.98	440	7.20	1,598

WALK - UP APARTMENT

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.35 Form, place rebar and pour concrete in basement wall (1.2 m high) (subcontract)	96	m	15.03	1,443	6.17	592	21.20	2,035
2.40 90 mm concrete (20 MPa) in slab on grade	456	m2	3.40	1,550	7.24	3,301	10.64	4,852
2.45 150 x 150 mm welded wire mesh reinforcement to slab on grade (material only)	456	m2	0.00	0	2.88	1,313	2.88	1,313
2.55 38 mm thick rigid insulation to concrete wall (basement)	117	m2	1.85	216	3.97	464	5.82	681
2.60 Parging to concrete walls	29	m2	8.03	233	2.84	82	10.87	315
SUBTOTAL/CONCRETE	9.06	/M2 GFA		4,601		12,217		16,818
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	159	m2	0.24	38	0.24	38	0.48	76
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	96	m	2.45	235	3.38	324	5.83	560
SUBTOTAL/DAMPROOFING	0.34	/M2 GFA		273		363		636
4:SIDING								
4.10 Prefinished aluminum siding	98	m2	4.40	431	9.99	979	14.39	1,410

WALK - UP APARTMENT | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.40 Stained dark-brown cedar siding 25 x 150 mm channel to column	700	FBM	0.64	448	1.02	714	1.66	1,162
4.50 Stucco on wire mesh on building paper	678	m2	9.25	6,272	4.65	3,153	13.90	9,424
4.60 24 ga. aluminum vented metal soffit c/w edge moulding	59	m2	4.05	239	8.75	516	12.80	755
SUBTOTAL/SIDING	6.87	/M2 GFA		7,390		5,362		12,752
5:ROOFING/SHEET METAL								
5.10 Built-up asphalt roofing completed with mineral granular and flashing	527	m2	19.00	10,013	16.32	8,601	35.32	18,614
5.30 R.S.I. 6 (R34) batt insulation in joist space	527	m2	1.48	780	7.38	3,889	8.86	4,669
5.40 .102 mm polyethylene vapour barrier	580	m2	0.22	128	0.28	162	0.50	290
5.50 Prefinished flashing over window	66	m	1.23	81	2.67	176	3.90	257
SUBTOTAL/ROOFING/SHEET METAL	12.69	/M2 GFA		10,921		12,652		23,573
6:CARPENTRY - ROUGH								
6.10 Material only No. 2 grade fir or spruce as below floor joists (38 x 235 mm) - fir built-up beam (3-38 x 235 mm) - fir built-up beam (2-38 x 235 mm) - fir roof joist (2-38 x 235 mm) - spruce	38	MFBM	0.00	0	695.00	26,410	695.00	26,410

WALK - UP APARTMENT | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only No. 2 grade fir or spruce as below framing (38 x 140 mm) - fir plate (38 x 140 mm) - fir cross bridging (38 x 38 mm) - spruce framing (38 x 89 mm) - spruce framing (38 x 140 mm) - spruce blocking (38 x 89 mm) - spruce blocking (38 x 140 mm) - spruce wall strapping (38 x 38 mm) - spruce fascia (19 x 140 mm) - spruce	44	MFBM	0.00	0	519.00	22,836	519.00	22,836
6.30 Material only - Sheathing 19 mm plywood - floor underlay 1432 m2 13 mm tentest - u/s of joist 1368 m2 10 mm plywood - roof sheathing 524 m2 13 mm plywood - wall sheathing 19 m2 (protection board 350 mm high) 8 mm plywood - wall sheathing 727 m2	4,070	m2	0.00	0	7.40	30,118	7.40	30,118
6.40 Labour only - complete framing including installation of windows	1,857	m2	21.00	38,997	0.00	0	21.00	38,997
6.50 90 x 238 mm wide R.S.I. 2.1 (R12) batt insulation (vertical eaves)	99	m	0.39	39	0.66	65	1.05	104
SUBTOTAL/CARPENTRY - ROUGH	63.79	/M2 GFA		39,036		79,429		118,465

WALK - UP APARTMENT CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7:CARPENTRY - FINISH								
7.10 Stair - 6 flights @ (2x6x7 = 84 risers) 38 x 300 mm stringers - 59 m 38 x 235 mm treads - 103 m 6 x 275 mm fir plywood in risers - 105 m	2	No	497.00	994	333.00	666	830.00	1,660
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - window 431 m - door 555 m - base 2328 m = TOTAL 3314 m	3,314	m	1.00	3,314	0.99	3,281	1.99	6,595
SUBTOTAL/CARPENTRY - FINISH	4.45	/M2 GFA		4,308		3,947		8,255
8:WINDOWS AND GLAZING								
8.10 Double-glazed patio door in wood frame with aluminum cladding, (size 2.4 x 1.8 m), including hardware	18	No	0.00	0	733.00	13,194	733.00	13,194
8.20 Double-glazed sealed window in steel frame, with wired glass (size 2.4 x 2.55 m)	4	No	0.00	0	808.00	3,232	808.00	3,232

WALK - UP APARTMENT | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.30 Double-glazed sliding units in wood frame (size 2.4 x .9 m), aluminum sliders, screen, incl. hardware	6	No	0.00	0	230.00	1,380	230.00	1,380
8.40 Double-glazed sliding units in wood frame (size 1.5 x .9 m), aluminum sliders, screen, incl. hardware	28	No	0.00	0	155.00	4,340	155.00	4,340
8.50 Double-glazed sliding units in wood frame (size .9 x .9 m), aluminum sliders, screen, incl. hardware	3	No	0.00	0	126.00	378	126.00	378
SUBTOTAL/WINDOWS AND GLAZING	12.13	/M2 GFA		0		22,524		22,524
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	725	m	0.36	261	0.23	167	0.59	428
9.20 Caulk - interior (ceramic tile)	227	m	0.98	222	0.54	123	1.52	345
SUBTOTAL/SEALANTS	0.42	/M2 GFA		483		289		773
10:DOORS								
10.03 Exterior - Aluminum entrance and sidelight, (size 2.4 x 2.1 m overall) including .9 x 2.1 m aluminum glazed door c/w door closer, push and pull, lock and aluminum threshold	3	No	204.00	612	1,407.00	4,221	1,611.00	4,833

WALK - UP APARTMENT

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.06 Fire Rated door and side light with 0.9 x 0.21 m, 20 min. label wood door and pressed steel frame including hardware and 6 mm wire glass to sidelight - 4 No. 1.9 x 2.1 m - 4 No. 1.4 x 2.1 m	8	No	170.00	1,360	992.00	7,936	1,162.00	9,296
10.09 Solid core door and frame, rotary cut mahogany - 24 No. .9x2.1mx44mm (20 min label) - 26 No. .85 x 2.1 m x 44 mm = 50 No. TOTAL	50	No	18.00	900	167.00	8,350	185.00	9,250
10.10 Solid core door and frame, rotary cut mahogany - 1 No. .9x2.1mx44mm (45 min label)	1	No	18.00	18	212.00	212	230.00	230
10.20 Hollow core door and frame rotary cut mahogany face - 24 No. .7 x 2. m x 35 mm - 24 No. .75 x 2. m x 35 mm = 48 No. TOTAL	48	No	11.00	528	36.88	1,770	47.88	2,298
10.25 Metal door labelled (1 hour) c/w fire rated pressed steel frame - 1 No. .9 x 2.1 m x 45 mm	1	No.	18.00	18	188.00	188	206.00	206

WALK - UP APARTMENT

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.30 Metal Folding Bi-fold doors, with tracks and pulls - 28 No. 1.8 x 2. m - 14 No. 1.5 x 2. m - 6 No. 1.2 x 2. m - 14 No. .9 x 2. m - 16 No. .6 x 2. m = 78 No. TOTAL	78	No.	11.00	858	108.00	8,424	119.00	9,282
SUBTOTAL/DOORS	19.06	/M2 GFA		4,294		31,101		35,395
11:HARDWARE								
11.15 Lock sets to interior doors	25	set	10.00	250	22.49	562	32.49	812
11.25 Butts to interior doors (included with frames)	129	pair	0.00	0	0.00	0	0.00	0
11.30 Latch sets	81	set	7.00	567	10.19	825	17.19	1,392
11.40 Bathroom privacy latch sets	24	set	7.00	168	12.23	294	19.23	462
11.50 Door closers (rated)	14	No	12.00	168	26.49	371	38.49	539
SUBTOTAL/HARDWARE	1.73	/M2 GFA		1,153		2,052		3,205
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	137	m2	19.00	2,603	16.47	2,256	35.47	4,859
SUBTOTAL/CERAMIC TILING	2.62	/M2 GFA		2,603		2,256		4,859

WALK - UP APARTMENT

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on on walls,taped and sanded	3,906	m2	2.25	8,789	1.72	6,718	3.97	15,507
13.13 Gypsum wallboard (13mm fire rated) taped and sanded - walls 705 m2 - stair soffit 29 m2 = TOTAL 734 m2	734	m2	2.48	1,820	2.17	1,593	4.65	3,413
13.14 Gypsum wallboard (15.9 mm thick), taped and sanded	487	m2	2.48	1,208	2.67	1,300	5.15	2,508
13.15 Gypsum wallboard (15.9mm fire - rated),to shaft enclosure, taped and sanded	63	m2	4.48	282	2.88	181	7.36	464
13.16 Gypsum wallboard (15.9mm fire - rated with sound bar) on ceiling,taped and sanded	1,887	m2	3.48	6,567	3.08	5,812	6.56	12,379
13.17 2 layers gypsum wallboard (15.9 mm - fire rated with sound bar) on ceiling,taped and sanded	4	m2	5.11	20	6.22	25	11.33	45
13.30 Tentest board, Crane 3-183 Redcliffe	524	m2	3.43	1,797	2.75	1,441	6.18	3,238
13.40 Finish to ceilings - textured	1,425	m2	0.95	1,354	0.99	1,411	1.94	2,765

WALK - UP APARTMENT CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13.70 Vapour barrier, .102 mm polyethylene	1,346	m2	0.22	296	0.28	377	0.50	673
13.83 Batt insulation RSI - 3.5 (R20) to exterior walls	728	m2	0.74	539	4.50	3,276	5.24	3,815
13.86 Batt insulation RSI - 3.5 (R20) to interior walls	908	m2	0.74	672	4.50	4,086	5.24	4,758
SUBTOTAL/WALLBOARD	26.69	/M2 GFA		23,344		26,220		49,564
14:FLOORING								
14.10 Sheet vinyl flooring. .065 gauge with adhesive to subfloor	364	m2	4.75	1,729	10.71	3,898	15.46	5,627
14.20 Carpet, 20 oz. 100% Nylon 13 mm thick chip foam underlay	1,296	m2	3.00	3,888	12.85	16,654	15.85	20,542
14.30 'Neoprene Hypalon' waterproofing or equal to balcony	67	m2	15.00	1,005	20.00	1,340	35.00	2,345
14.40 Gypcrete floor topping including steel trowel finish	1,338	m2	6.50	8,697	3.20	4,282	9.70	12,979
SUBTOTAL/FLOORING	22.34	/M2 GFA		15,319		26,174		41,493
15:PAINTING								
15.12 Exterior work - Prepare, prime, two coats enamel on fascia board to balconies and entrance canopy	26	m2	3.60	94	1.00	26	4.60	120

WALK - UP APARTMENT | CALGARY

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
15.14	Prepare, prime, two coats enamel on metal railing and balustrade	783	m	1.25	979	0.80	626	2.05	1,605
15.22	Interior work - Prepare, 1 coat primer sealer, 1 coat latex or semigloss paint on gypsum wallboard - walls 4962 m2 - ceiling 234 m2 = TOTAL 5196 m2	5,196	m2	1.66	8,625	0.58	3,014	2.24	11,639
15.30	Two coats urethane varnish on doors and frames	105	No	18.00	1,890	5.00	525	23.00	2,415
15.40	Prepare, prime, one coat semigloss on base	2,328	m	0.59	1,374	0.11	256	0.70	1,630
15.50	Prepare, prime, one coat semigloss on shelving	94	m2	1.95	183	0.38	36	2.33	219
SUBTOTAL/PAINTING		9.49	/M2 GFA		13,145		4,483		17,627
16:FITTINGS									
16.10	Shelving - Douglas fir plywood, lipped one edge (20 mm thick x .45 m)	107	m	3.15	337	4.87	521	8.02	858

WALK - UP APARTMENT | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16.20 Vanity and cabinets, plastic laminated top to lower cabinets, drawers, shelves etc. - Lower vanity and cupboard 27 m - Wall units 99 m - Worktop unit 69 m = TOTAL 195 m	195	m	26.00	5,070	172.00	33,540	198.00	38,610
SUBTOTAL/FITTINGS	21.25	/M2 GFA		5,407		34,061		39,468
17:SPECIALTIES								
17.10 Washroom accessories - 24 No. toilet paper holders - 24 No. soap dishes - 48 No. towel bars = 96 No. TOTAL	96	No	4.50	432	8.00	768	12.50	1,200
17.20 Medicine cabinet	24	No	9.00	216	34.00	816	43.00	1,032
17.30 25 mm dia. shower curtain rod, chrome	24	No	5.00	120	6.00	144	11.00	264
17.40 Mail box and house numbers (size .81 x .45 m) for 24 apts	1	set	55.00	55	362.00	362	417.00	417
17.50 Coat rods, chrome, 18 mm dia.	24	No	3.00	72	5.00	120	8.00	192
17.60 Drapery tracks	102	m	3.00	306	8.00	816	11.00	1,122

WALK - UP APARTMENT | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
17.70 970 mm high metal railing c/w balusters 100 mm o.c. max to balconies	98	m	10.00	980	40.00	3,920	50.00	4,900
17.80 Metal railing and balusters with vinyl cap	66	m	10.00	660	36.00	2,376	46.00	3,036
17.90 Handrail: 50 mm dia. pipe & brackets	54	m	22.00	1,188	42.00	2,268	64.00	3,456
SUBTOTAL/SPECIALTIES	8.41	/M2 GFA		4,029		11,590		15,619
18:APPLIANCES								
18.10 Range, freestanding, 760 mm (30") top 4 surface elements, oven auto timer	24	No	15.00	360	488.00	11,712	503.00	12,072
18.20 Electric refrigerator, manual defrost .37 m3 (13 cu. ft.) capacity	24	No	15.00	360	461.00	11,064	476.00	11,424
18.30 Range hood	24	No	15.00	360	88.00	2,112	103.00	2,472
18.40 Coin operated dryer	2	No	15.00	30	573.00	1,146	588.00	1,176
18.50 Coin operated washer	2	No	15.00	30	743.00	1,486	758.00	1,516
SUBTOTAL/APPLIANCES	15.43	/M2 GFA		1,140		27,520		28,660

WALK - UP APARTMENT | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing, including: - 24 No. water closets - 32 No. lavatory basins - 24 No. baths, 5' - 1 No. mop service basin - 1 No. laundry tub (the above Crane or equal) - 24 No. kitchen sinks, compartment, stainless steel - 1 No. water heater and storage tank, cap. 300 MBH - 1 No. domestic hot water recirculating pump and accessories - rough-in, waste and vent - roof drains	24	apt	607.00	14,568	1,760.00	42,240	2,367.00	56,808
SUBTOTAL/PLUMBING	30.59	/M2 GFA		14,568		42,240		56,808
20:HEATING								
20.10 Hot water circulation system (268 m total length) with radiators, 24 control valves, one centrifugal circulation pump, complete with all piping, 50 gallon expansion tank, hot water heating boiler and gas supply system.	24	apt	390.00	9,360	797.00	19,128	1,187.00	28,488
SUBTOTAL/HEATING	15.34	/M2 GFA		9,360		19,128		28,488

WALK - UP APARTMENT | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:VENTILATION								
21.10 Ventilation system, complete for 24-unit apartment building with all ductwork and fans	24	apt	75.00	1,800	214.00	5,136	289.00	6,936
SUBTOTAL/VENTILATION	3.74	/M2 GFA		1,800		5,136		6,936
22:FIRE PROTECTION								
22.10 Fire protection system, complete for 24-unit apartment building	24	apt	28.00	672	54.00	1,296	82.00	1,968
SUBTOTAL/FIRE PROTECTION	1.06	/M2 GFA		672		1,296		1,968
23:ELECTRICAL								
23.10 Complete electrical installation including fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, 100 A service board and fire alarm system (includes $200 per apartment for electrical fixtures)	24	apt	598.00	14,352	980.00	23,520	1,578.00	37,872
SUBTOTAL/ELECTRICAL	20.39	/M2 GFA		14,352		23,520		37,872

WALK - UP APARTMENT | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
24:SITE OVERHEADS								
24.10 Site overheads - setup - supervision - plant - site office - small tools - security - boarding, etc.	24	apt	1,335.00	32,040	665.00	15,960	2,000.00	48,000
SUBTOTAL/SITE OVERHEADS	25.85	/M2 GFA		32,040		15,960		48,000
25:GENERAL CONTRACTOR'S OVERHEADS & PROFIT								
25.10 General Contractor's Overhead & Profit - permits - bonds - insurance - office overhead - profit	24	apt	665.00	15,960	335.00	8,040	1,000.00	24,000
SUBTOTAL/GENERAL CONTRACTOR'S OVHD & PROFIT	12.92	/M2 GFA		15,960		8,040		24,000
TOTAL / CALGARY	$348.48	/M2 GFA		$227,234		$419,901		$ 647,135

DETAILED COST ESTIMATES FOR RED DEER

WALK - UP APARTMENT

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	891	m3	0.40	356	0.78	695	1.18	1,051
1.20 Backfill to basement walls, footings and bases	188	m3	0.36	68	0.70	132	1.06	199
1.30 150 mm gravel or sand bed under slab on grade	70	m3	2.85	200	8.50	595	11.35	795
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	501	m2	0.79	396	0.21	105	1.00	501
SUBTOTAL/EXCAVATION	1.37	/M2 GFA		1,019		1,527		2,546
2:CONCRETE								
2.10 Concrete (25 MPa) in footings and basement walls (material only) 200 mm reinforced concrete wall, 250 x 560 mm reinforced conc. footing	58	m3	0.00	0	85.50	4,959	85.50	4,959
2.20 Reinforcing steel in footings and basement walls (material only)	1,652	kg	0.00	0	0.60	991	0.60	991
2.30 Form, place rebar and pour concrete in footing (560 x 250 mm)(subcontract)	222	m	5.19	1,152	2.63	584	7.82	1,736

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.35 Form, place rebar and pour concrete in basement wall (1.2 m high) (subcontract)	96	m	14.95	1,435	8.21	788	23.16	2,223
2.40 90 mm concrete (20 MPa) in slab on grade	456	m2	3.63	1,655	6.98	3,183	10.61	4,838
2.45 150 x 150 mm welded wire mesh reinforcement to slab on grade (material only)	456	m2	0.00	0	2.88	1,313	2.88	1,313
2.55 38 mm thick rigid insulation to concrete wall (basement)	117	m2	1.88	220	3.72	435	5.60	655
2.60 Parging to concrete walls	29	m2	8.55	248	2.71	79	11.26	327
SUBTOTAL/CONCRETE	9.18	/M2 GFA		4,711		12,332		17,043
3:DAMPROOFING	159	m2	0.33	52	0.33	52	0.66	105
3.10 Two coats asphaltic emulsion on concrete walls	96	m	3.60	346	3.67	352	7.27	698
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	0.43	/M2 GFA		398		405		803
SUBTOTAL/DAMPROOFING								
4:SIDING	98	m2	6.18	606	13.00	1,274	19.18	1,880
4.10 Prefinished aluminum siding								

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.40 Stained dark-brown cedar siding 25 x 150 mm channel to column	700	FBM	0.66	462	1.05	735	1.71	1,197
4.50 Stucco on wire mesh on building paper	678	m2	9.25	6,272	4.65	3,153	13.90	9,424
4.60 24 ga. aluminum vented metal soffit c/w edge moulding	59	m2	5.15	304	8.75	516	13.90	820
SUBTOTAL/SIDING	7.17	/M2 GFA		7,643		5,678		13,321
5:ROOFING/SHEET METAL								
5.10 Built-up asphalt roofing completed with mineral granular and flashing	527	m2	19.00	10,013	17.34	9,138	36.34	19,151
5.30 R.S.I. 6 (R34) batt insulation in joist space	527	m2	1.50	791	7.38	3,889	8.88	4,680
5.40 .102 mm polyethylene vapour barrier	580	m2	0.24	139	0.27	157	0.51	296
5.50 Prefinished flashing over window	66	m	1.57	104	2.67	176	4.24	280
SUBTOTAL/ROOFING/SHEET METAL	12.99	/M2 GFA		10,943		13,184		24,127
6:CARPENTRY - ROUGH								
6.10 Material only	38	MFBM	0.00	0	695.00	26,410	695.00	26,410
No. 2 grade fir or spruce as below								
floor joists (38 x 235 mm) - fir								
built-up beam (3-38 x 235 mm) - fir								
built-up beam (2-38 x 235 mm) - fir								
roof joist (2-38 x 235 mm) - spruce								

WALK - UP APARTMENT

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only No. 2 grade fir or spruce as below framing (38 x 140 mm) - fir plate (38 x 140 mm) - fir cross bridging (38 x 38 mm) - spruce framing (38 x 89 mm) - spruce framing (38 x 140 mm) - spruce blocking (38 x 89 mm) - spruce blocking (38 x 140 mm) - spruce wall strapping (38 x 38 mm) - spruce fascia (19 x 140 mm) - spruce	44	MFBM	0.00	0	519.00	22,836	519.00	22,836
6.30 Material only - Sheathing 19 mm plywood - floor underlay 1432 m2 13 mm tentest - u/s of joist 1368 m2 10 mm plywood - roof sheathing 524 m2 13 mm plywood - wall sheathing 19 m2 (protection board 350 mm high) 8 mm plywood - wall sheathing 727 m2	4,070	m2	0.00	0	7.40	30,118	7.40	30,118
6.40 Labour only - complete framing including installation of windows	1,857	m2	19.59	36,379	0.00	0	19.59	36,379
6.50 90 x 238 mm wide R.S.I. 2.1 (R12) batt insulation (vertical eaves)	99	m	0.39	39	0.66	65	1.05	104
SUBTOTAL/CARPENTRY - ROUGH	62.38	/M2 GFA		36,417		79,429		115,847

WALK - UP APARTMENT

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7:CARPENTRY - FINISH								
7.10 Stair - 6 flights @ (2x6x7 = 84 risers) 38 x 300 mm stringers - 59 m 38 x 235 mm treads - 103 m 6 x 275 mm fir plywood in risers - 105 m	2	No	460.00	920	333.00	666	793.00	1,586
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - window 431 m - door 555 m - base 2328 m = TOTAL 3314 m	3,314	m	1.01	3,347	0.99	3,281	2.00	6,628
SUBTOTAL/CARPENTRY - FINISH	4.42	/M2 GFA		4,267		3,947		8,214
8:WINDOWS AND GLAZING								
8.10 Double-glazed patio door in wood frame with aluminum cladding, (size 2.4 x 1.8 m), including hardware	18	No	0.00	0	860.00	15,480	860.00	15,480
8.20 Double-glazed sealed window in steel frame, with wired glass (size 2.4 x 2.55 m)	4	No	0.00	0	832.00	3,328	832.00	3,328

WALK - UP APARTMENT | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.30 Double-glazed sliding units in wood frame (size 2.4 x .9 m), aluminum sliders, screen, incl. hardware	6	No	0.00	0	236.00	1,416	236.00	1,416
8.40 Double-glazed sliding units in wood frame (size 1.5 x .9 m), aluminum sliders, screen, incl. hardware	28	No	0.00	0	159.00	4,452	159.00	4,452
8.50 Double-glazed sliding units in wood frame (size .9 x .9 m), aluminum sliders, screen, incl. hardware	3	No	0.00	0	130.00	390	130.00	390
SUBTOTAL/WINDOWS AND GLAZING	13.50	/M2 GFA		0		25,066		25,066
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	725	m	0.36	261	0.23	167	0.59	428
9.20 Caulk - interior (ceramic tile)	227	m	0.98	222	0.54	123	1.52	345
SUBTOTAL/SEALANTS	0.42	/M2 GFA		483		289		773
10:DOORS								
10.03 Exterior - Aluminum entrance and sidelight, (size 2.4 x 2.1 m overall) including .9 x 2.1 m aluminum glazed door c/w door closer, push and pull, lock and aluminum threshold	3	No	220.00	660	1,514.00	4,542	1,734.00	5,202

WALK - UP APARTMENT | RED DEER

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.06	Fire Rated door and side light with 0.9 x 0.21 m, 20 min. label wood door and pressed steel frame including hardware and 6 mm wire glass to sidelight - 4 No. 1.9 x 2.1 m - 4 No. 1.4 x 2.1 m	8	No	180.00	1,440	1,067.00	8,536	1,247.00	9,976
10.09	Solid core door and frame, rotary cut mahogany - 24 No. .9x2.1mx44mm (20 min label) - 26 No. .85 x 2.1 m x 44 mm = 50 No. TOTAL	50	No	20.00	1,000	188.00	9,400	208.00	10,400
10.10	Solid core door and frame, rotary cut mahogany - 1 No. .9x2.1mx44mm (45 min label)	1	No	20.00	20	233.00	233	253.00	253
10.20	Hollow core door and frame rotary cut mahogany face - 24 No. .7 x 2. m x 35 mm - 24 No. .75 x 2. m x 35 mm = 48 No. TOTAL	48	No	11.00	528	39.95	1,918	50.95	2,446
10.25	Metal door labelled (1 hour) c/w fire rated pressed steel frame - 1 No. .9 x 2.1 m x 45 mm	1	No.	20.00	20	193.00	193	213.00	213

WALK - UP APARTMENT | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.30 Metal Folding Bi-fold doors, with tracks and pulls - 28 No. 1.8 x 2. m - 14 No. 1.5 x 2. m - 6 No. 1.2 x 2. m - 14 No. .9 x 2. m - 16 No. .6 x 2. m = 78 No. TOTAL	78	No.	11.00	858	112.00	8,736	123.00	9,594
SUBTOTAL/DOORS	20.51	/M2 GFA		4,526		33,558		38,084
11:HARDWARE								
11.15 Lock sets to interior doors	25	set	10.00	250	22.49	562	32.49	812
11.25 Butts to interior doors (included with frames)	129	pair	0.00	0	0.00	0	0.00	0
11.30 Latch sets	81	set	7.00	567	10.19	825	17.19	1,392
11.40 Bathroom privacy latch sets	24	set	7.00	168	12.23	294	19.23	462
11.50 Door closers (rated)	14	No	12.00	168	26.49	371	38.49	539
SUBTOTAL/HARDWARE	1.73	/M2 GFA		1,153		2,052		3,205
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	137	m2	21.00	2,877	16.47	2,256	37.47	5,133
SUBTOTAL/CERAMIC TILING	2.76	/M2 GFA		2,877		2,256		5,133

WALK - UP APARTMENT RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on on walls,taped and sanded	3,906	m2	2.25	8,789	1.72	6,718	3.97	15,507
13.13 Gypsum wallboard (13mm fire rated) taped and sanded - walls 705 m2 - stair soffit 29 m2 = TOTAL 734 m2	734	m2	2.48	1,820	2.17	1,593	4.65	3,413
13.14 Gypsum wallboard (15.9 mm thick), taped and sanded	487	m2	2.48	1,208	2.67	1,300	5.15	2,508
13.15 Gypsum wallboard (15.9mm fire - rated),to shaft enclosure, taped and sanded	63	m2	4.48	282	2.87	181	7.35	463
13.16 Gypsum wallboard (15.9mm fire - rated with sound bar) on ceiling,taped and sanded	1,887	m2	3.48	6,567	3.08	5,812	6.56	12,379
13.17 2 layers gypsum wallboard (15.9 mm - fire rated with sound bar) on ceiling,taped and sanded	4	m2	5.11	20	6.22	25	11.33	45
13.30 Tentest board, Crane 3-183 Redcliffe	524	m2	4.05	2,122	2.75	1,441	6.80	3,563
13.40 Finish to ceilings - textured	1,425	m2	1.07	1,525	1.05	1,496	2.12	3,021

WALK - UP APARTMENT | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13.70 Vapour barrier, .102 mm polyethylene	1,346	m2	0.24	323	0.27	363	0.51	686
13.83 Batt insulation RSI - 3.5 (R20) to exterior walls	728	m2	0.75	546	4.50	3,276	5.25	3,822
13.86 Batt insulation RSI - 3.5 (R20) to interior walls	908	m2	0.75	681	4.50	4,086	5.25	4,767
SUBTOTAL/WALLBOARD	27.02	/M2 GFA		23,883		26,292		50,175
14:FLOORING								
14.10 Sheet vinyl flooring. .065 gauge with adhesive to subfloor	364	m2	5.25	1,911	10.71	3,898	15.96	5,809
14.20 Carpet, 20 oz. 100% Nylon 13 mm thick chip foam underlay	1,296	m2	3.00	3,888	13.39	17,353	16.39	21,241
14.30 'Neoprene Hypalon' waterproofing or equal to balcony	67	m2	17.00	1,139	22.00	1,474	39.00	2,613
14.40 Gypcrete floor topping including steel trowel finish	1,338	m2	7.50	10,035	3.80	5,084	11.30	15,119
SUBTOTAL/FLOORING	24.12	/M2 GFA		16,973		27,810		44,783
15:PAINTING								
15.12 Exterior work - Prepare, prime, two coats enamel on fascia board to balconies and entrance canopy	26	m2	3.90	101	1.13	29	5.03	131

WALK - UP APARTMENT

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
15.14 Prepare, prime, two coats enamel on metal railing and balustrade	783	m	1.41	1,104	0.88	689	2.29	1,793
15.22 Interior work - Prepare, 1 coat primer sealer, 1 coat latex or semigloss paint on gypsum wallboard - walls 4962 m2 - ceiling 234 m2 = TOTAL 5196 m2	5,196	m2	1.92	9,976	0.63	3,273	2.55	13,250
15.30 Two coats urethane varnish on doors and frames	105	No	18.50	1,943	5.50	578	24.00	2,520
15.40 Prepare, prime, one coat semigloss on base	2,328	m	0.66	1,536	0.13	303	0.79	1,839
15.50 Prepare, prime, one coat semigloss on shelving	94	m2	2.15	202	0.42	39	2.57	242
SUBTOTAL/PAINTING	10.65	/M2 GFA		14,863		4,912		19,774
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (20 mm thick x .45 m)	107	m	3.20	342	4.87	521	8.07	863

WALK - UP APARTMENT | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16.20 Vanity and cabinets, plastic laminated top to lower cabinets, drawers, shelves etc. - Lower vanity and cupboard 27 m - Wall units 99 m - Worktop unit 69 m = TOTAL 195 m	195	m	27.00	5,265	172.00	33,540	199.00	38,805
SUBTOTAL/FITTINGS	21.36	/M2 GFA		5,607		34,061		39,668
17:SPECIALTIES								
17.10 Washroom accessories - 24 No. toilet paper holders - 24 No. soap dishes - 48 No. towel bars = 96 No. TOTAL	96	No	4.50	432	8.00	768	12.50	1,200
17.20 Medicine cabinet	24	No	9.00	216	34.00	816	43.00	1,032
17.30 25 mm dia. shower curtain rod, chrome	24	No	5.00	120	6.00	144	11.00	264
17.40 Mail box and house numbers (size .81 x .45 m) for 24 apts	1	set	55.00	55	362.00	362	417.00	417
17.50 Coat rods, chrome, 18 mm dia.	24	No	3.00	72	5.00	120	8.00	192
17.60 Drapery tracks	102	m	3.00	306	8.00	816	11.00	1,122

WALK - UP APARTMENT | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
17.70 970 mm high metal railing c/w balusters 100 mm o.c. max to balconies	98	m	10.00	980	40.00	3,920	50.00	4,900
17.80 Metal railing and balusters with vinyl cap	66	m	10.00	660	36.00	2,376	46.00	3,036
17.90 Handrail: 50 mm dia. pipe & brackets	54	m	22.00	1,188	42.00	2,268	64.00	3,456
SUBTOTAL/SPECIALTIES	8.41	/M2 GFA		4,029		11,590		15,619
18:APPLIANCES								
18.10 Range, freestanding, 760 mm (30") top 4 surface elements, oven auto timer	24	No	15.00	360	488.00	11,712	503.00	12,072
18.20 Electric refrigerator, manual defrost .37 m3 (13 cu. ft.) capacity	24	No	15.00	360	461.00	11,064	476.00	11,424
18.30 Range hood	24	No	15.00	360	88.00	2,112	103.00	2,472
18.40 Coin operated dryer	2	No	15.00	30	586.00	1,172	601.00	1,202
18.50 Coin operated washer	2	No	15.00	30	743.00	1,486	758.00	1,516
SUBTOTAL/APPLIANCES	15.45	/M2 GFA		1,140		27,546		28,686

WALK - UP APARTMENT | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing, including: - 24 No. water closets - 32 No. lavatory basins - 24 No. baths, 5' - 1 No. mop service basin - 1 No. laundry tub (the above Crane or equal) - 24 No. kitchen sinks, compartment, stainless steel - 1 No. water heater and storage tank, cap. 300 MBH - 1 No. domestic hot water recirculating pump and accessories - rough-in, waste and vent - roof drains	24	apt	594.00	14,256	1,760.00	42,240	2,354.00	56,496
SUBTOTAL/PLUMBING	30.42	/M2 GFA		14,256		42,240		56,496
20:HEATING								
20.10 Hot water circulation system (268 m total length) with radiators, 24 control valves, one centrifugal circulation pump, complete with all piping, 50 gallon expansion tank, hot water heating boiler and gas supply system.	24	apt	410.00	9,840	926.00	22,224	1,336.00	32,064
SUBTOTAL/HEATING	17.27	/M2 GFA		9,840		22,224		32,064

WALK - UP APARTMENT | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:VENTILATION								
21.10 Ventilation system, complete for 24-unit apartment building with all ductwork and fans	24	apt	73.00	1,752	215.00	5,160	288.00	6,912
SUBTOTAL/VENTILATION	3.72	/M2 GFA		1,752		5,160		6,912
22:FIRE PROTECTION								
22.10 Fire protection system, complete for 24-unit apartment building	24	apt	28.00	672	54.00	1,296	82.00	1,968
SUBTOTAL/FIRE PROTECTION	1.06	/M2 GFA		672		1,296		1,968
23:ELECTRICAL								
23.10 Complete electrical installation including fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, 100 A service board and fire alarm system (includes $200 per apartment for electrical fixtures)	24	apt	872.00	20,928	947.00	22,728	1,819.00	43,656
SUBTOTAL/ELECTRICAL	23.51	/M2 GFA		20,928		22,728		43,656

WALK - UP APARTMENT RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
24:SITE OVERHEADS								
24.10 Site overheads - setup - supervision - plant - site office - small tools - security - boarding, etc.	24	apt	1,335.00	32,040	665.00	15,960	2,000.00	48,000
SUBTOTAL/SITE OVERHEADS	25.85	/M2 GFA		32,040		15,960		48,000
25:GENERAL CONTRACTOR'S OVERHEADS & PROFIT								
25.10 General Contractor's Overhead & Profit - permits - bonds - insurance - office overhead - profit	24	apt	665.00	15,960	335.00	8,040	1,000.00	24,000
SUBTOTAL/GENERAL CONTRACTOR'S OVHD & PROFIT	12.92	/M2 GFA		15,960		8,040		24,000
TOTAL / RED DEER	$358.62	/M2 GFA		$236,381		$429,582		$ 665,963

DETAILED COST ESTIMATES FOR FORT McMURRAY

WALK - UP APARTMENT

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	891	m3	0.58	517	1.00	891	1.58	1,408
1.20 Backfill to basement walls, footings and bases	188	m3	0.52	98	0.90	169	1.42	267
1.30 150 mm gravel or sand bed under slab on grade	70	m3	3.00	210	18.00	1,260	21.00	1,470
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	501	m2	0.86	431	0.26	130	1.12	561
SUBTOTAL/EXCAVATION	2.00	/M2 GFA		1,255		2,450		3,706
2:CONCRETE								
2.10 Concrete (25 MPa) in footings and basement walls (material only) 200 mm reinforced concrete wall, 250 x 560 mm reinforced conc. footing	58	m3	0.00	0	135.54	7,861	135.54	7,861
2.20 Reinforcing steel in footings and basement walls (material only)	1,652	kg	0.00	0	0.63	1,041	0.63	1,041
2.30 Form, place rebar and pour concrete in footing (560 x 250 mm)(subcontract)	222	m	5.63	1,250	2.70	599	8.33	1,849

WALK - UP APARTMENT | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.35 Form, place rebar and pour concrete in basement wall (1.2 m high) (subcontract)	96	m	16.20	1,555	8.42	808	24.62	2,364
2.40 90 mm concrete (20 MPa) in slab on grade	456	m2	3.72	1,696	11.32	5,162	15.04	6,858
2.45 150 x 150 mm welded wire mesh reinforcement to slab on grade (material only)	456	m2	0.00	0	3.02	1,377	3.02	1,377
2.55 38 mm thick rigid insulation to concrete wall (basement)	117	m2	2.20	257	4.46	522	6.66	779
2.60 Parging to concrete walls	29	m2	8.75	254	4.15	120	12.90	374
SUBTOTAL/CONCRETE	12.12	/M2 GFA		5,013		17,491		22,504
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	159	m2	0.35	56	0.35	56	0.70	111
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	96	m	6.66	639	4.08	392	10.74	1,031
SUBTOTAL/DAMPROOFING	0.62	/M2 GFA		695		447		1,142
4:SIDING								
4.10 Prefinished aluminum siding	98	m2	7.11	697	14.47	1,418	21.58	2,115

WALK - UP APARTMENT

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.40 Stained dark-brown cedar siding 25 x 150 mm channel to column	700	FBM	0.78	546	1.16	812	1.94	1,358
4.50 Stucco on wire mesh on building paper	678	m2	13.50	9,153	6.57	4,454	20.07	13,607
4.60 24 ga. aluminum vented metal soffit c/w edge moulding	59	m2	6.53	385	10.28	607	16.81	992
SUBTOTAL/SIDING	9.73	/M2 GFA		10,781		7,291		18,072
5:ROOFING/SHEET METAL								
5.10 Built-up asphalt roofing completed with mineral granular and flashing	527	m2	28.00	14,756	22.44	11,826	50.44	26,582
5.30 R.S.I. 6 (R34) batt insulation in joist space	527	m2	1.58	833	7.81	4,116	9.39	4,949
5.40 .102 mm polyethylene vapour barrier	580	m2	0.30	174	0.27	157	0.57	331
5.50 Prefinished flashing over window	66	m	1.99	131	3.13	207	5.12	338
SUBTOTAL/ROOFING/SHEET METAL	17.16	/M2 GFA		15,763		16,098		31,861
6:CARPENTRY - ROUGH								
6.10 Material only No. 2 grade fir or spruce as below floor joists (38 x 235 mm) - fir built-up beam (3-38 x 235 mm) - fir built-up beam (2-38 x 235 mm) - fir roof joist (2-38 x 235 mm) - spruce	38	MFBM	0.00	0	758.00	28,804	758.00	28,804

WALK - UP APARTMENT

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only No. 2 grade fir or spruce as below framing (38 x 140 mm) - fir plate (38 x 140 mm) - fir cross bridging (38 x 38 mm) - spruce framing (38 x 89 mm) - spruce framing (38 x 140 mm) - spruce blocking (38 x 89 mm) - spruce blocking (38 x 140 mm) - spruce wall strapping (38 x 38 mm) - spruce fascia (19 x 140 mm) - spruce	44	MFBM	0.00	0	566.00	24,904	566.00	24,904
6.30 Material only - Sheathing 19 mm plywood - floor underlay 1432 m2 13 mm tentest - u/s of joist 1368 m2 10 mm plywood - roof sheathing 524 m2 13 mm plywood - wall sheathing 19 m2 (protection board 350 mm high) 8 mm plywood - wall sheathing 727 m2	4,070	m2	0.00	0	8.60	35,002	8.60	35,002
6.40 Labour only - complete framing including installation of windows	1,857	m2	31.49	58,477	0.00	0	31.49	58,477
6.50 90 x 238 mm wide R.S.I. 2.1 (R12) batt insulation (vertical eaves)	99	m	0.42	42	0.71	70	1.13	112
SUBTOTAL/CARPENTRY - ROUGH	79.32	/M2 GFA		58,519		88,780		147,299

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7:CARPENTRY - FINISH								
7.10 Stair - 6 flights @ (2x6x7 = 84 risers) 38 x 300 mm stringers - 59 m 38 x 235 mm treads - 103 m 6 x 275 mm fir plywood in risers - 105 m	2	No	610.00	1,220	419.00	838	1,029.00	2,058
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - window 431 m - door 555 m - base 2328 m = TOTAL 3314 m	3,314	m	1.20	3,977	1.03	3,413	2.23	7,390
SUBTOTAL/CARPENTRY - FINISH	5.09	/M2 GFA		5,197		4,251		9,448
8:WINDOWS AND GLAZING								
8.10 Double-glazed patio door in wood frame with aluminum cladding, (size 2.4 x 1.8 m), including hardware	18	No	0.00	0	1,088.00	19,584	1,088.00	19,584
8.20 Double-glazed sealed window in steel frame, with wired glass (size 2.4 x 2.55 m)	4	No	0.00	0	867.00	3,468	867.00	3,468

WALK - UP APARTMENT

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.30 Double-glazed sliding units in wood frame (size 2.4 x .9 m), aluminum sliders, screen, incl. hardware	6	No	0.00	0	244.00	1,464	244.00	1,464
8.40 Double-glazed sliding units in wood frame (size 1.5 x .9 m), aluminum sliders, screen, incl. hardware	28	No	0.00	0	163.00	4,564	163.00	4,564
8.50 Double-glazed sliding units in wood frame (size .9 x .9 m), aluminum sliders, screen, incl. hardware	3	No	0.00	0	133.00	399	133.00	399
SUBTOTAL/WINDOWS AND GLAZING	15.87	/M2 GFA		0		29,479		29,479
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	725	m	0.40	290	0.27	196	0.67	486
9.20 Caulk - interior (ceramic tile)	227	m	1.05	238	0.57	129	1.62	368
SUBTOTAL/SEALANTS	0.46	/M2 GFA		528		325		853
10:DOORS								
10.03 Exterior - Aluminum entrance and sidelight, (size 2.4 x 2.1 m overall) including .9 x 2.1 m aluminum glazed door c/w door closer, push and pull, lock and aluminum threshold	3	No	248.00	744	1,504.00	4,512	1,752.00	5,256

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.06 Fire Rated door and side light with 0.9 x 0.21 m, 20 min. label wood door and pressed steel frame including hardware and 6 mm wire glass to sidelight - 4 No. 1.9 x 2.1 m - 4 No. 1.4 x 2.1 m	8	No	185.00	1,480	1,059.00	8,472	1,244.00	9,952
10.09 Solid core door and frame, rotary cut mahogany - 24 No. .9x2.1mx44mm (20 min label) - 26 No. .85 x 2.1 m x 44 mm = 50 No. TOTAL	50	No	26.00	1,300	191.00	9,550	217.00	10,850
10.10 Solid core door and frame, rotary cut mahogany - 1 No. .9x2.1mx44mm (45 min label)	1	No	26.00	26	236.00	236	262.00	262
10.20 Hollow core door and frame rotary cut mahogany face - 24 No. .7 x 2. m x 35 mm - 24 No. .75 x 2. m x 35 mm = 48 No. TOTAL	48	No	13.00	624	39.95	1,918	52.95	2,542
10.25 Metal door labelled (1 hour) c/w fire rated pressed steel frame - 1 No. .9 x 2.1 m x 45 mm	1	No.	26.00	26	220.00	220	246.00	246

WALK - UP APARTMENT

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.30 Metal Folding Bi-fold doors, with tracks and pulls - 28 No. 1.8 x 2. m - 14 No. 1.5 x 2. m - 6 No. 1.2 x 2. m - 14 No. .9 x 2. m - 16 No. .6 x 2. m = 78 No. TOTAL	78	No.	13.00	1,014	126.00	9,828	139.00	10,842
SUBTOTAL/DOORS	21.51	/M2 GFA		5,214		34,736		39,950
11:HARDWARE								
11.15 Lock sets to interior doors	25	set	12.00	300	24.49	612	36.49	912
11.25 Butts to interior doors (included with frames)	129	pair	0.00	0	0.00	0	0.00	0
11.30 Latch sets	81	set	8.00	648	10.19	825	18.19	1,473
11.40 Bathroom privacy latch sets	24	set	8.00	192	12.23	294	20.23	486
11.50 Door closers (rated)	14	No	14.00	196	28.49	399	42.49	595
SUBTOTAL/HARDWARE	1.87	/M2 GFA		1,336		2,130		3,466
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	137	m2	26.00	3,562	17.97	2,462	43.97	6,024
SUBTOTAL/CERAMIC TILING	3.24	/M2 GFA		3,562		2,462		6,024

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on on walls,taped and sanded	3,906	m2	3.33	13,007	2.05	8,007	5.38	21,014
13.13 Gypsum wallboard (13mm fire rated) taped and sanded - walls 705 m2 - stair soffit 29 m2 = TOTAL 734 m2	734	m2	3.66	2,686	2.58	1,894	6.24	4,580
13.14 Gypsum wallboard (15.9 mm thick), taped and sanded	487	m2	3.66	1,782	3.18	1,549	6.84	3,331
13.15 Gypsum wallboard (15.9mm fire - rated),to shaft enclosure, taped and sanded	63	m2	4.66	294	3.38	213	8.04	507
13.16 Gypsum wallboard (15.9mm fire - rated with sound bar) on ceiling,taped and sanded	1,887	m2	3.66	6,906	3.58	6,755	7.24	13,662
13.17 2 layers gypsum wallboard (15.9 mm - fire rated with sound bar) on ceiling,taped and sanded	4	m2	7.56	30	7.23	29	14.79	59
13.30 Tentest board, Crane 3-183 Redcliffe	524	m2	4.98	2,610	3.19	1,672	8.17	4,281
13.40 Finish to ceilings - textured	1,425	m2	1.83	2,608	1.28	1,824	3.11	4,432

WALK - UP APARTMENT FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13.70 Vapour barrier, .102 mm polyethylene	1,346	m2	0.30	404	0.27	363	0.57	767
13.83 Batt insulation RSI - 3.5 (R20) to exterior walls	728	m2	0.79	575	4.76	3,465	5.55	4,040
13.86 Batt insulation RSI - 3.5 (R20) to interior walls	908	m2	0.79	717	4.76	4,322	5.55	5,039
SUBTOTAL/WALLBOARD	33.23	/M2 GFA		31,620		30,093		61,713
14:FLOORING								
14.10 Sheet vinyl flooring. .065 gauge with adhesive to subfloor	364	m2	6.00	2,184	11.22	4,084	17.22	6,268
14.20 Carpet, 20 oz. 100% Nylon 13 mm thick chip foam underlay	1,296	m2	3.50	4,536	14.99	19,427	18.49	23,963
14.30 'Neoprene Hypalon' waterproofing or equal to balcony	67	m2	19.00	1,273	25.50	1,709	44.50	2,982
14.40 Gypcrete floor topping including steel trowel finish	1,338	m2	8.40	11,239	4.50	6,021	12.90	17,260
SUBTOTAL/FLOORING	27.18	/M2 GFA		19,232		31,241		50,473
15:PAINTING								
15.12 Exterior work - Prepare, prime, two coats enamel on fascia board to balconies and entrance canopy	26	m2	5.10	133	1.20	31	6.30	164

WALK - UP APARTMENT FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
15.14 Prepare, prime, two coats enamel on metal railing and balustrade	783	m	1.40	1,096	0.91	713	2.31	1,809
15.22 Interior work - Prepare, 1 coat primer sealer, 1 coat latex or semigloss paint on gypsum wallboard - walls 4962 m2 - ceiling 234 m2 = TOTAL 5196 m2	5,196	m2	2.20	11,431	0.65	3,377	2.85	14,809
15.30 Two coats urethane varnish on doors and frames	105	No	26.00	2,730	5.80	609	31.80	3,339
15.40 Prepare, prime, one coat semigloss on base	2,328	m	0.66	1,536	0.14	326	0.80	1,862
15.50 Prepare, prime, one coat semigloss on shelving	94	m2	2.15	202	0.44	41	2.59	243
SUBTOTAL/PAINTING	11.97	/M2 GFA		17,129		5,097		22,226
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (20 mm thick x .45 m)	107	m	3.26	349	5.44	582	8.70	931

WALK - UP APARTMENT

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16.20 Vanity and cabinets, plastic laminated top to lower cabinets, drawers, shelves etc. - Lower vanity and cupboard 27 m - Wall units 99 m - Worktop unit 69 m = TOTAL 195 m	195	m	33.00	6,435	200.00	39,000	233.00	45,435
SUBTOTAL/FITTINGS	24.97	/M2 GFA		6,784		39,582		46,366
17: SPECIALTIES								
17.10 Washroom accessories - 24 No. toilet paper holders - 24 No. soap dishes - 48 No. towel bars = 96 No. TOTAL	96	No	5.50	528	8.50	816	14.00	1,344
17.20 Medicine cabinet	24	No	11.00	264	40.00	960	51.00	1,224
17.30 25 mm dia. shower curtain rod, chrome	24	No	6.00	144	7.00	168	13.00	312
17.40 Mail box and house numbers (size .81 x .45 m) for 24 apts	1	set	60.00	60	383.00	383	443.00	443
17.50 Coat rods, chrome, 18 mm dia.	24	No	4.00	96	6.00	144	10.00	240
17.60 Drapery tracks	102	m	4.00	408	10.00	1,020	14.00	1,428

WALK - UP APARTMENT FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
17.70 970 mm high metal railing c/w balusters 100 mm o.c. max to balconies	98	m	12.00	1,176	45.00	4,410	57.00	5,586
17.80 Metal railing and balusters with vinyl cap	66	m	12.00	792	40.00	2,640	52.00	3,432
17.90 Handrail: 50 mm dia. pipe & brackets	54	m	26.00	1,404	46.00	2,484	72.00	3,888
SUBTOTAL/SPECIALTIES	9.64	/M2 GFA		4,872		13,025		17,897
18:APPLIANCES								
18.10 Range, freestanding, 760 mm (30") top 4 surface elements, oven auto timer	24	No	18.00	432	510.00	12,240	528.00	12,672
18.20 Electric refrigerator, manual defrost .37 m3 (13 cu. ft.) capacity	24	No	18.00	432	483.00	11,592	501.00	12,024
18.30 Range hood	24	No	18.00	432	105.00	2,520	123.00	2,952
18.40 Coin operated dryer	2	No	18.00	36	598.00	1,196	616.00	1,232
18.50 Coin operated washer	2	No	18.00	36	776.00	1,552	794.00	1,588
SUBTOTAL/APPLIANCES	16.41	/M2 GFA		1,368		29,100		30,468

WALK - UP APARTMENT | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing, including: - 24 No. water closets - 32 No. lavatory basins - 24 No. baths, 5' - 1 No. mop service basin - 1 No. laundry tub (the above Crane or equal) - 24 No. kitchen sinks, compartment, stainless steel - 1 No. water heater and storage tank, cap. 300 MBH - 1 No. domestic hot water recirculating pump and accessories - rough-in, waste and vent - roof drains	24	apt	790.00	18,960	1,885.00	45,240	2,675.00	64,200
SUBTOTAL/PLUMBING	34.57	/M2 GFA		18,960		45,240		64,200
20:HEATING								
20.10 Hot water circulation system (268 m total length) with radiators, 24 control valves, one centrifugal circulation pump, complete with all piping, 50 gallon expansion tank, hot water heating boiler and gas supply system.	24	apt	485.00	11,640	1,177.00	28,248	1,662.00	39,888
SUBTOTAL/HEATING	21.48	/M2 GFA		11,640		28,248		39,888

WALK - UP APARTMENT | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:VENTILATION								
21.10 Ventilation system, complete for 24-unit apartment building with all ductwork and fans	24	apt	90.00	2,160	270.00	6,480	360.00	8,640
SUBTOTAL/VENTILATION	4.65	/M2 GFA		2,160		6,480		8,640
22:FIRE PROTECTION								
22.10 Fire protection system, complete for 24-unit apartment building	24	apt	35.00	840	69.00	1,656	104.00	2,496
SUBTOTAL/FIRE PROTECTION	1.34	/M2 GFA		840		1,656		2,496
23:ELECTRICAL								
23.10 Complete electrical installation including fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, 100 A service board and fire alarm system (includes $200 per apartment for electrical fixtures)	24	apt	857.00	20,568	1,139.00	27,336	1,996.00	47,904
SUBTOTAL/ELECTRICAL	25.80	/M2 GFA		20,568		27,336		47,904

WALK - UP APARTMENT | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
24:SITE OVERHEADS								
24.10 Site overheads - setup - supervision - plant - site office - small tools - security - boarding, etc.	24	apt	1,335.00	32,040	665.00	15,960	2,000.00	48,000
SUBTOTAL/SITE OVERHEADS	25.85	/M2 GFA		32,040		15,960		48,000
25:GENERAL CONTRACTOR'S OVERHEADS & PROFIT								
25.10 General Contractor's Overhead & Profit - permits - bonds - insurance - office overhead - profit	24	apt	665.00	15,960	335.00	8,040	1,000.00	24,000
SUBTOTAL/GENERAL CONTRACTOR'S OVHD & PROFIT	12.92	/M2 GFA		15,960		8,040		24,000
TOTAL / FORT McMURRAY	$419.00	/M2 GFA		$291,035		$487,040		$ 778,075

DETAILED COST ESTIMATES FOR GRANDE PRAIRIE

WALK - UP APARTMENT | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	891	m3	0.57	508	0.99	882	1.56	1,390
1.20 Backfill to basement walls, footings and bases	188	m3	0.51	96	0.89	167	1.40	263
1.30 150 mm gravel or sand bed under slab on grade	70	m3	3.00	210	11.50	805	14.50	1,015
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	501	m2	0.84	421	0.24	120	1.08	541
SUBTOTAL/EXCAVATION	1.73	/M2 GFA		1,235		1,975		3,209
2:CONCRETE								
2.10 Concrete (25 MPa) in footings and basement walls (material only) 200 mm reinforced concrete wall, 250 x 560 mm reinforced conc. footing	58	m3	0.00	0	130.25	7,555	130.25	7,555
2.20 Reinforcing steel in footings and basement walls (material only)	1,652	kg	0.00	0	0.63	1,041	0.63	1,041
2.30 Form, place rebar and pour concrete in footing (560 x 250 mm)(subcontract)	222	m	5.31	1,179	2.70	599	8.01	1,778

WALK - UP APARTMENT | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.35 Form, place rebar and pour concrete in basement wall (1.2 m high) (subcontract)	96	m	15.29	1,468	8.42	808	23.71	2,276
2.40 90 mm concrete (20 MPa) in slab on grade	456	m2	3.68	1,678	10.87	4,957	14.55	6,635
2.45 150 x 150 mm welded wire mesh reinforcement to slab on grade (material only)	456	m2	0.00	0	3.02	1,377	3.02	1,377
2.55 38 mm thick rigid insulation to concrete wall (basement)	117	m2	2.00	234	4.46	522	6.46	756
2.60 Parging to concrete walls	29	m2	8.65	251	3.95	115	12.60	365
SUBTOTAL/CONCRETE	11.73	/M2 GFA		4,810		16,973		21,783
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	159	m2	0.35	56	0.35	56	0.70	111
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	96	m	6.00	576	4.08	392	10.08	968
SUBTOTAL/DAMPROOFING	0.58	/M2 GFA		632		447		1,079
4:SIDING								
4.10 Prefinished aluminum siding	98	m2	6.38	625	13.36	1,309	19.74	1,935

WALK - UP APARTMENT | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.40 Stained dark-brown cedar siding 25 x 150 mm channel to column	700	FBM	0.66	462	1.05	735	1.71	1,197
4.50 Stucco on wire mesh on building paper	678	m2	13.00	8,814	6.24	4,231	19.24	13,045
4.60 24 ga. aluminum vented metal soffit c/w edge moulding	59	m2	5.87	346	10.28	607	16.15	953
SUBTOTAL/SIDING	9.22	/M2 GFA		10,248		6,882		17,129
5:ROOFING/SHEET METAL								
5.10 Built-up asphalt roofing completed with mineral granular and flashing	527	m2	21.50	11,331	18.36	9,676	39.86	21,006
5.30 R.S.I. 6 (R34) batt insulation in joist space	527	m2	1.56	822	7.17	3,779	8.73	4,601
5.40 .102 mm polyethylene vapour barrier	580	m2	0.30	174	0.27	157	0.57	331
5.50 Prefinished flashing over window	66	m	1.79	118	3.13	207	4.92	325
SUBTOTAL/ROOFING/SHEET METAL	13.97	/M2 GFA		12,327		13,611		25,938
6:CARPENTRY - ROUGH								
6.10 Material only No. 2 grade fir or spruce as below floor joists (38 x 235 mm) - fir built-up beam (3-38 x 235 mm) - fir built-up beam (2-38 x 235 mm) - fir roof joist (2-38 x 235 mm) - spruce	38	MFBM	0.00	0	695.00	26,410	695.00	26,410

WALK - UP APARTMENT

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only No. 2 grade fir or spruce as below framing (38 x 140 mm) - fir plate (38 x 140 mm) - fir cross bridging (38 x 38 mm) - spruce framing (38 x 89 mm) - spruce framing (38 x 140 mm) - spruce blocking (38 x 89 mm) - spruce blocking (38 x 140 mm) - spruce wall strapping (38 x 38 mm) - spruce fascia (19 x 140 mm) - spruce	44	MFBM	0.00	0	519.00	22,836	519.00	22,836
6.30 Material only - Sheathing 19 mm plywood - floor underlay 1432 m2 13 mm tentest - u/s of joist 1368 m2 10 mm plywood - roof sheathing 524 m2 13 mm plywood - wall sheathing 19 m2 (protection board 350 mm high) 8 mm plywood - wall sheathing 727 m2	4,070	m2	0.00	0	7.82	31,827	7.82	31,827
6.40 Labour only - complete framing including installation of windows	1,857	m2	28.41	52,757	0.00	0	28.41	52,757
6.50 90 x 238 mm wide R.S.I. 2.1 (R12) batt insulation (vertical eaves)	99	m	0.41	41	0.66	65	1.07	106
SUBTOTAL/CARPENTRY - ROUGH	72.13	/M2 GFA		52,798		81,139		133,937

WALK - UP APARTMENT | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7:CARPENTRY - FINISH								
7.10 Stair - 6 flights @ (2x6x7 = 84 risers) 38 x 300 mm stringers - 59 m 38 x 235 mm treads - 103 m 6 x 275 mm fir plywood in risers - 105 m	2	No	430.00	860	406.00	812	836.00	1,672
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - window 431 m - door 555 m - base 2328 m = TOTAL 3314 m	3,314	m	1.17	3,877	1.02	3,380	2.19	7,258
SUBTOTAL/CARPENTRY - FINISH	4.81	/M2 GFA		4,737		4,192		8,930
8:WINDOWS AND GLAZING								
8.10 Double-glazed patio door in wood frame with aluminum cladding, (size 2.4 x 1.8 m), including hardware	18	No	0.00	0	880.00	15,840	880.00	15,840
8.20 Double-glazed sealed window in steel frame, with wired glass (size 2.4 x 2.55 m)	4	No	0.00	0	856.00	3,424	856.00	3,424

WALK - UP APARTMENT | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.30 Double-glazed sliding units in wood frame (size 2.4 x .9 m), aluminum sliders, screen, incl. hardware	6	No	0.00	0	244.00	1,464	244.00	1,464
8.40 Double-glazed sliding units in wood frame (size 1.5 x .9 m), aluminum sliders, screen, incl. hardware	28	No	0.00	0	163.00	4,564	163.00	4,564
8.50 Double-glazed sliding units in wood frame (size .9 x .9 m), aluminum sliders, screen, incl. hardware	3	No	0.00	0	133.00	399	133.00	399
SUBTOTAL/WINDOWS AND GLAZING	13.83	/M2 GFA		0		25,691		25,691
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	725	m	0.38	276	0.26	189	0.64	464
9.20 Caulk - interior (ceramic tile)	227	m	1.04	236	0.56	127	1.60	363
SUBTOTAL/SEALANTS	0.45	/M2 GFA		512		316		827
10:DOORS								
10.03 Exterior - Aluminum entrance and sidelight, (size 2.4 x 2.1 m overall) including .9 x 2.1 m aluminum glazed door c/w door closer, push and pull, lock and aluminum threshold	3	No	244.00	732	1,660.00	4,980	1,904.00	5,712

WALK - UP APARTMENT | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.06	Fire Rated door and side light with 0.9 x 0.21 m, 20 min. label wood door and pressed steel frame including hardware and 6 mm wire glass to sidelight - 4 No. 1.9 x 2.1 m - 4 No. 1.4 x 2.1 m	8	No	190.00	1,520	1,169.00	9,352	1,359.00	10,872
10.09	Solid core door and frame, rotary cut mahogany - 24 No. .9x2.1mx44mm (20 min label) - 26 No. .85 x 2.1 m x 44 mm = 50 No. TOTAL	50	No	25.00	1,250	191.00	9,550	216.00	10,800
10.10	Solid core door and frame, rotary cut mahogany - 1 No. .9x2.1mx44mm (45 min label)	1	No	25.00	25	236.00	236	261.00	261
10.20	Hollow core door and frame rotary cut mahogany face - 24 No. .7 x 2. m x 35 mm - 24 No. .75 x 2. m x 35 mm = 48 No. TOTAL	48	No	12.50	600	39.95	1,918	52.45	2,518
10.25	Metal door labelled (1 hour) c/w fire rated pressed steel frame - 1 No. .9 x 2.1 m x 45 mm	1	No.	25.00	25	220.00	220	245.00	245

WALK - UP APARTMENT

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.30 Metal Folding Bi-fold doors, with tracks and pulls - 28 No. 1.8 x 2. m - 14 No. 1.5 x 2. m - 6 No. 1.2 x 2. m - 14 No. .9 x 2. m - 16 No. .6 x 2. m = 78 No. TOTAL	78	No.	12.75	995	126.00	9,828	138.75	10,823
SUBTOTAL/DOORS	22.20	/M2 GFA		5,147		36,084		41,230
11:HARDWARE								
11.15 Lock sets to interior doors	25	set	12.00	300	24.49	612	36.49	912
11.25 Butts to interior doors (included with frames)	129	pair	0.00	0	0.00	0	0.00	0
11.30 Latch sets	81	set	8.00	648	10.19	825	18.19	1,473
11.40 Bathroom privacy latch sets	24	set	8.00	192	12.23	294	20.23	486
11.50 Door closers (rated)	14	No	14.00	196	28.00	392	42.00	588
SUBTOTAL/HARDWARE	1.86	/M2 GFA		1,336		2,123		3,459
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	137	m2	25.00	3,425	17.97	2,462	42.97	5,887
SUBTOTAL/CERAMIC TILING	3.17	/M2 GFA		3,425		2,462		5,887

13:WALLBOARD	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13.10 Gypsum wallboard (13mm standard) on walls, taped and sanded	3,906	m2	2.50	9,765	2.05	8,007	4.55	17,772
13.13 Gypsum wallboard (13mm fire rated) taped and sanded - walls 705 m2 - stair soffit 29 m2 = TOTAL 734 m2	734	m2	2.75	2,019	2.58	1,894	5.33	3,912
13.14 Gypsum wallboard (15.9mm thick) taped and sanded	487	m2	2.75	1,339	3.18	1,549	5.93	2,888
13.15 Gypsum wallboard (15.9 mm fire - rated) to shaft enclosure, taped and sanded	63	m2	4.75	299	3.38	213	8.13	512
13.16 Gypsum wallboard (15.9 mm fire - rated with sound bar) on ceiling, taped and sanded	1,887	m2	3.75	7,076	3.58	6,755	7.33	13,832
13.17 2 layers gypsum wallboard(15.9mm - fire rated with sound bar) on ceiling, taped and sanded	4	m2	5.68	23	7.23	29	12.91	52
13.30 Tentest board, Crane 3-183 Redcliffe	524	m2	4.06	2,127	2.90	1,520	6.96	3,647
13.40 Finish to ceilings - textured	1,425	m2	1.17	1,667	1.13	1,610	2.30	3,278

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13.70 Vapour barrier, .102 mm polyethylene	1,346	m2	0.30	404	0.27	363	0.57	767
13.83 Batt insulation RSI - 3.5 (R20) to exterior walls	728	m2	0.78	568	4.37	3,181	5.15	3,749
13.86 Batt insulation RSI - 3.5 (R20) to interior walls	908	m2	0.78	708	4.37	3,968	5.15	4,676
SUBTOTAL/WALLBOARD	29.66	/M2 GFA		25,996		29,090		55,085
14:FLOORING								
14.10 Sheet vinyl flooring. .065 gauge with adhesive to subfloor	364	m2	5.75	2,093	10.97	3,993	16.72	6,086
14.20 Carpet, 20 oz. 100% Nylon 13 mm thick chip foam underlay	1,296	m2	3.25	4,212	14.73	19,090	17.98	23,302
14.30 'Neoprene Hypalon' waterproofing or equal to balcony	67	m2	16.00	1,072	21.00	1,407	37.00	2,479
14.40 Gypcrete floor topping including steel trowel finish	1,338	m2	7.00	9,366	3.50	4,683	10.50	14,049
SUBTOTAL/FLOORING	24.73	/M2 GFA		16,743		29,173		45,916
15:PAINTING								
15.12 Exterior work - Prepare, prime, two coats enamel on fascia board to balconies and entrance canopy	26	m2	4.85	126	1.15	30	6.00	156

WALK - UP APARTMENT GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
15.14	Prepare, prime, two coats enamel on metal railing and balustrade	783	m	1.27	994	0.91	713	2.18	1,707
15.22	Interior work - Prepare, 1 coat primer sealer, 1 coat latex or semigloss paint on gypsum wallboard - walls 4962 m2 - ceiling 234 m2 = TOTAL 5196 m2	5,196	m2	2.00	10,392	0.65	3,377	2.65	13,769
15.30	Two coats urethane varnish on doors and frames	105	No	25.00	2,625	5.70	599	30.70	3,224
15.40	Prepare, prime, one coat semigloss on base	2,328	m	0.60	1,397	0.14	326	0.74	1,723
15.50	Prepare, prime, one coat semigloss on shelving	94	m2	1.96	184	0.34	32	2.30	216
SUBTOTAL/PAINTING		11.20	/M2 GFA		15,719		5,076		20,795
16:FITTINGS									
16.10	Shelving - Douglas fir plywood, lipped one edge (20 mm thick x .45 m)	107	m	3.26	349	5.27	564	8.53	913

WALK - UP APARTMENT

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16.20 Vanity and cabinets, plastic laminated top to lower cabinets, drawers, shelves etc. - Lower vanity and cupboard 27 m - Wall units 99 m - Worktop unit 69 m = TOTAL 195 m	195	m	30.00	5,850	191.00	37,245	221.00	43,095
SUBTOTAL/FITTINGS	23.70	/M2 GFA		6,199		37,809		44,008
17:SPECIALTIES								
17.10 Washroom accessories - 24 No. toilet paper holders - 24 No. soap dishes - 48 No. towel bars = 96 No. TOTAL	96	No	5.50	528	8.50	816	14.00	1,344
17.20 Medicine cabinet	24	No	11.00	264	40.00	960	51.00	1,224
17.30 25 mm dia. shower curtain rod, chrome	24	No	6.00	144	7.00	168	13.00	312
17.40 Mail box and house numbers (size .81 x .45 m) for 24 apts	1	set	58.00	58	377.00	377	435.00	435
17.50 Coat rods, chrome, 18 mm dia.	24	No	4.00	96	6.00	144	10.00	240
17.60 Drapery tracks	102	m	3.75	383	9.00	918	12.75	1,301

WALK - UP APARTMENT

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
17.70 970 mm high metal railing c/w balusters 100 mm o.c. max to balconies	98	m	11.00	1,078	44.00	4,312	55.00	5,390
17.80 Metal railing and balusters with vinyl cap	66	m	11.00	726	39.00	2,574	50.00	3,300
17.90 Handrail: 50 mm dia. pipe & brackets	54	m	25.00	1,350	45.00	2,430	70.00	3,780
SUBTOTAL/SPECIALTIES	9.33	/M2 GFA		4,627		12,699		17,326
18:APPLIANCES								
18.10 Range, freestanding, 760 mm (30") top 4 surface elements, oven auto timer	24	No	17.00	408	510.00	12,240	527.00	12,648
18.20 Electric refrigerator, manual defrost .37 m3 (13 cu. ft.) capacity	24	No	17.00	408	483.00	11,592	500.00	12,000
18.30 Range hood	24	No	17.00	408	105.00	2,520	122.00	2,928
18.40 Coin operated dryer	2	No	17.00	34	598.00	1,196	615.00	1,230
18.50 Coin operated washer	2	No	17.00	34	776.00	1,552	793.00	1,586
SUBTOTAL/APPLIANCES	16.37	/M2 GFA		1,292		29,100		30,392

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing, including: - 24 No. water closets - 32 No. lavatory basins - 24 No. baths, 5' - 1 No. mop service basin - 1 No. laundry tub (the above Crane or equal) - 24 No. kitchen sinks, compartment, stainless steel - 1 No. water heater and storage tank, cap. 300 MBH - 1 No. domestic hot water recirculating pump and accessories - rough-in, waste and vent - roof drains	24	apt	825.00	19,800	1,980.00	47,520	2,805.00	67,320
SUBTOTAL/PLUMBING	36.25	/M2 GFA		19,800		47,520		67,320
20:HEATING								
20.10 Hot water circulation system (268 m total length) with radiators, 24 control valves, one centrifugal circulation pump, complete with all piping, 50 gallon expansion tank, hot water heating boiler and gas supply system.	24	apt	490.00	11,760	1,123.00	26,952	1,613.00	38,712
SUBTOTAL/HEATING	20.85	/M2 GFA		11,760		26,952		38,712

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:VENTILATION								
21.10 Ventilation system, complete for 24-unit apartment building with all ductwork and fans	24	apt	90.00	2,160	270.00	6,480	360.00	8,640
SUBTOTAL/VENTILATION	4.65	/M2 GFA		2,160		6,480		8,640
22:FIRE PROTECTION								
22.10 Fire protection system, complete for 24-unit apartment building	24	apt	35.00	840	69.00	1,656	104.00	2,496
SUBTOTAL/FIRE PROTECTION	1.34	/M2 GFA		840		1,656		2,496
23:ELECTRICAL								
23.10 Complete electrical installation including fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell bell with two presses, 100 A service board and fire alarm system (includes $200 per apartment for electrical fixtures)	24	apt	897.00	21,528	1,222.00	29,328	2,119.00	50,856
SUBTOTAL/ELECTRICAL	27.39	/M2 GFA		21,528		29,328		50,856

WALK - UP APARTMENT | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
24:SITE OVERHEADS								
24.10 Site overheads - setup - supervision - plant - site office - small tools - security - boarding, etc.	24	apt	1,335.00	32,040	665.00	15,960	2,000.00	48,000
SUBTOTAL/SITE OVERHEADS	25.85	/M2 GFA		32,040		15,960		48,000
25:GENERAL CONTRACTOR'S OVERHEADS & PROFIT								
25.10 General Contractor's Overhead & Profit - permits - bonds - insurance - office overhead - profit	24	apt	665.00	15,960	335.00	8,040	1,000.00	24,000
SUBTOTAL/GENERAL CONTRACTOR'S OVHD & PROFIT	12.92	/M2 GFA		15,960		8,040		24,000
TOTAL / GRANDE PRAIRIE	$399.92	/M2 GFA		$271,867		$470,777		$ 742,644

DETAILED COST ESTIMATES FOR HINTON

WALK - UP APARTMENT

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	891	m3	0.47	419	0.95	846	1.42	1,265
1.20 Backfill to basement walls, footings and bases	188	m3	0.42	79	0.86	162	1.28	241
1.30 150 mm gravel or sand bed under slab on grade	70	m3	3.30	231	6.50	455	9.80	686
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	501	m2	0.82	411	0.23	115	1.05	526
SUBTOTAL/EXCAVATION	1.46	/M2 GFA		1,140		1,578		2,718
2:CONCRETE								
2.10 Concrete (25 MPa) in footings and basement walls (material only) 200 mm reinforced concrete wall, 250 x 560 mm reinforced conc. footing	58	m3	0.00	0	111.24	6,452	111.24	6,452
2.20 Reinforcing steel in footings and basement walls (material only)	1,652	kg	0.00	0	0.61	1,008	0.61	1,008
2.30 Form, place rebar and pour concrete in footing (560 x 250 mm)(subcontract)	222	m	7.35	1,632	3.80	844	11.15	2,475

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.35 Form, place rebar and pour concrete in basement wall (1.2 m high) (subcontract)	96	m	21.17	2,032	11.88	1,140	33.05	3,173
2.40 90 mm concrete (20 MPa) in slab on grade	456	m2	3.80	1,733	9.29	4,236	13.09	5,969
2.45 150 x 150 mm welded wire mesh reinforcement to slab on grade (material only)	456	m2	0.00	0	2.93	1,336	2.93	1,336
2.55 38 mm thick rigid insulation to concrete wall (basement)	117	m2	1.93	226	4.22	494	6.15	720
2.60 Parging to concrete walls	29	m2	8.95	260	3.42	99	12.37	359
SUBTOTAL/CONCRETE	11.57	/M2 GFA		5,882		15,609		21,491
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	159	m2	0.28	45	0.28	45	0.56	89
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	96	m	4.40	422	3.88	372	8.28	795
SUBTOTAL/DAMPROOFING	0.48	/M2 GFA		467		417		884
4:SIDING								
4.10 Prefinished aluminum siding	98	m2	7.70	755	10.76	1,054	18.46	1,809

WALK - UP APARTMENT | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.40 Stained dark-brown cedar siding 25 x 150 mm channel to column	700	FBM	0.71	497	1.11	777	1.82	1,274
4.50 Stucco on wire mesh on building paper	678	m2	12.80	8,678	6.57	4,454	19.37	13,133
4.60 24 ga. aluminum vented metal soffit c/w edge moulding	59	m2	4.20	248	10.78	636	14.98	884
SUBTOTAL/SIDING	9.21	/M2 GFA		10,178		6,922		17,100
5:ROOFING/SHEET METAL								
5.10 Built-up asphalt roofing completed with mineral granular and flashing	527	m2	19.50	10,277	20.40	10,751	39.90	21,027
5.30 R.S.I. 6 (R34) batt insulation in joist space	527	m2	1.52	801	7.17	3,779	8.69	4,580
5.40 .102 mm polyethylene vapour barrier	580	m2	0.25	145	0.20	116	0.45	261
5.50 Prefinished flashing over window	66	m	1.28	84	3.29	217	4.57	302
SUBTOTAL/ROOFING/SHEET METAL	13.93	/M2 GFA		11,223		14,645		25,868
6:CARPENTRY - ROUGH								
6.10 Material only No. 2 grade fir or spruce as below floor joists (38 x 235 mm) - fir built-up beam (3-38 x 235 mm) - fir built-up beam (2-38 x 235 mm) - fir roof joist (2-38 x 235 mm) - spruce	38	MFBM	0.00	0	664.00	25,232	664.00	25,232

WALK - UP APARTMENT | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only No. 2 grade fir or spruce as below framing (38 x 140 mm) - fir plate (38 x 140 mm) - fir cross bridging (38 x 38 mm) - spruce framing (38 x 89 mm) - spruce framing (38 x 140 mm) - spruce blocking (38 x 89 mm) - spruce blocking (38 x 140 mm) - spruce wall strapping (38 x 38 mm) - spruce fascia (19 x 140 mm) - spruce	44	MFBM	0.00	0	496.00	21,824	496.00	21,824
6.30 Material only - Sheathing 19 mm plywood - floor underlay 1432 m2 13 mm tentest - u/s of joist 1368 m2 10 mm plywood - roof sheathing 524 m2 13 mm plywood - wall sheathing 19 m2 (protection board 350 mm high) 8 mm plywood - wall sheathing 727 m2	4,070	m2	0.00	0	7.20	29,304	7.20	29,304
6.40 Labour only - complete framing including installation of windows	1,857	m2	27.49	51,049	0.00	0	27.49	51,049
6.50 90 x 238 mm wide R.S.I. 2.1 (R12) batt insulation (vertical eaves)	99	m	0.39	39	0.67	66	1.06	105
SUBTOTAL/CARPENTRY - ROUGH	68.67	/M2 GFA		51,088		76,426		127,514

WALK - UP APARTMENT

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7:CARPENTRY - FINISH								
7.10 Stair - 6 flights @ (2x6x7 = 84 risers) 38 x 300 mm stringers - 59 m 38 x 235 mm treads - 103 m 6 x 275 mm fir plywood in risers - 105 m	2	No	530.00	1,060	380.00	760	910.00	1,820
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - window 431 m - door 555 m - base 2328 m = TOTAL 3314 m	3,314	m	1.00	3,314	1.01	3,347	2.01	6,661
SUBTOTAL/CARPENTRY - FINISH	4.57	/M2 GFA		4,374		4,107		8,481
8:WINDOWS AND GLAZING								
8.10 Double-glazed patio door in wood frame with aluminum cladding, (size 2.4 x 1.8 m), including hardware	18	No	0.00	0	880.00	15,840	880.00	15,840
8.20 Double-glazed sealed window in steel frame, with wired glass (size 2.4 x 2.55 m)	4	No	0.00	0	832.00	3,328	832.00	3,328

WALK - UP APARTMENT | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.30 Double-glazed sliding units in wood frame (size 2.4 x .9 m), aluminum sliders, screen, incl. hardware	6	No	0.00	0	236.00	1,416	236.00	1,416
8.40 Double-glazed sliding units in wood frame (size 1.5 x .9 m), aluminum sliders, screen, incl. hardware	28	No	0.00	0	159.00	4,452	159.00	4,452
8.50 Double-glazed sliding units in wood frame (size .9 x .9 m), aluminum sliders, screen, incl. hardware	3	No	0.00	0	130.00	390	130.00	390
SUBTOTAL/WINDOWS AND GLAZING	13.69	/M2 GFA		0		25,426		25,426
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	725	m	0.37	268	0.25	181	0.62	450
9.20 Caulk - interior (ceramic tile)	227	m	1.02	232	0.55	125	1.57	356
SUBTOTAL/SEALANTS	0.43	/M2 GFA		500		306		806
10:DOORS								
10.03 Exterior - Aluminum entrance and sidelight, (size 2.4 x 2.1 m overall) including .9 x 2.1 m aluminum glazed door c/w door closer, push and pull, lock and aluminum threshold	3	No	244.00	732	1,660.00	4,980	1,904.00	5,712

WALK - UP APARTMENT | HINTON

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.06	Fire Rated door and side light with 0.9 x 0.21 m, 20 min. label wood door and pressed steel frame including hardware and 6 mm wire glass to sidelight - 4 No. 1.9 x 2.1 m - 4 No. 1.4 x 2.1 m	8	No	190.00	1,520	1,169.00	9,352	1,359.00	10,872
10.09	Solid core door and frame, rotary cut mahogany - 24 No. .9x2.1mx44mm (20 min label) - 26 No. .85 x 2.1 m x 44 mm = 50 No. TOTAL	50	No	22.00	1,100	190.00	9,500	212.00	10,600
10.10	Solid core door and frame, rotary cut mahogany - 1 No. .9x2.1mx44mm (45 min label)	1	No	22.00	22	235.00	235	257.00	257
10.20	Hollow core door and frame rotary cut mahogany face - 24 No. .7 x 2. m x 35 mm - 24 No. .75 x 2. m x 35 mm = 48 No. TOTAL	48	No	12.00	576	40.95	1,966	52.95	2,542
10.25	Metal door labelled (1 hour) c/w fire rated pressed steel frame - 1 No. .9 x 2.1 m x 45 mm	1	No.	22.00	22	219.00	219	241.00	241

WALK - UP APARTMENT

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.30 Metal Folding Bi-fold doors, with tracks and pulls - 28 No. 1.8 x 2. m - 14 No. 1.5 x 2. m - 6 No. 1.2 x 2. m - 14 No. .9 x 2. m - 16 No. .6 x 2. m = 78 No. TOTAL	78	No.	12.50	975	126.00	9,828	138.50	10,803
SUBTOTAL/DOORS	22.09	/M2 GFA		4,947		36,080		41,027
11:HARDWARE								
11.15 Lock sets to interior doors	25	set	11.00	275	23.49	587	34.49	862
11.25 Butts to interior doors (included with frames)	129	pair	0.00	0	0.00	0	0.00	0
11.30 Latch sets	81	set	7.35	595	10.19	825	17.54	1,421
11.40 Bathroom privacy latch sets	24	set	7.35	176	12.23	294	19.58	470
11.50 Door closers (rated)	14	No	13.00	182	27.49	385	40.49	567
SUBTOTAL/HARDWARE	1.79	/M2 GFA		1,229		2,091		3,320
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	137	m2	24.00	3,288	17.23	2,361	41.23	5,649
SUBTOTAL/CERAMIC TILING	3.04	/M2 GFA		3,288		2,361		5,649

WALK - UP APARTMENT

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, taped and sanded	3,906	m2	2.90	11,327	2.15	8,398	5.05	19,725
13.13 Gypsum wallboard (13mm fire rated) taped and sanded - walls 705 m2 - stair soffit 29 m2 = TOTAL 734 m2	734	m2	3.19	2,341	2.71	1,989	5.90	4,331
13.14 Gypsum wallboard (15.9mm thick) taped and sanded	487	m2	3.19	1,554	3.33	1,622	6.52	3,175
13.15 Gypsum wallboard (15.9 mm fire - rated) to shaft enclosure, taped and sanded	63	m2	5.19	327	3.53	222	8.72	549
13.16 Gypsum wallboard (15.9 mm fire - rated with sound bar) on ceiling, taped and sanded	1,887	m2	4.19	7,907	3.73	7,039	7.92	14,945
13.17 2 layers gypsum wallboard(15.9mm - fire rated with sound bar) on ceiling, taped and sanded	4	m2	6.58	26	7.53	30	14.11	56
13.30 Tentest board, Crane 3-183 Redcliffe	524	m2	4.30	2,253	2.68	1,404	6.98	3,658
13.40 Finish to ceilings - textured	1,425	m2	1.17	1,667	1.13	1,610	2.30	3,278

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13.70 Vapour barrier, .102 mm polyethylene	1,346	m2	0.25	337	0.20	269	0.45	606
13.83 Batt insulation RSI - 3.5 (R20) to exterior walls	728	m2	0.76	553	4.37	3,181	5.13	3,735
13.86 Batt insulation RSI - 3.5 (R20) to interior walls	908	m2	0.76	690	4.37	3,968	5.13	4,658
SUBTOTAL/WALLBOARD	31.62	/M2 GFA		28,983		29,733		58,715
14:FLOORING								
14.10 Sheet vinyl flooring. .065 gauge with adhesive to subfloor	364	m2	5.50	2,002	10.71	3,898	16.21	5,900
14.20 Carpet, 20 oz. 100% Nylon 13 mm thick chip foam underlay	1,296	m2	3.25	4,212	14.19	18,390	17.44	22,602
14.30 'Neoprene Hypalon' waterproofing or equal to balcony	67	m2	17.00	1,139	22.50	1,508	39.50	2,647
14.40 Gypcrete floor topping including steel trowel finish	1,338	m2	7.50	10,035	3.70	4,951	11.20	14,986
SUBTOTAL/FLOORING	24.84	/M2 GFA		17,388		28,747		46,135
15:PAINTING								
15.12 Exterior work - Prepare, prime, two coats enamel on fascia board to balconies and entrance canopy	26	m2	4.60	120	1.13	29	5.73	149

WALK - UP APARTMENT

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
15.14 Prepare, prime, two coats enamel on metal railing and balustrade	783	m	1.48	1,159	0.89	697	2.37	1,856
15.22 Interior work - Prepare, 1 coat primer sealer, 1 coat latex or semigloss paint on gypsum wallboard - walls 4962 m2 - ceiling 234 m2 = TOTAL 5196 m2	5,196	m2	2.16	11,223	0.65	3,377	2.81	14,601
15.30 Two coats urethane varnish on doors and frames	105	No	25.00	2,625	5.60	588	30.60	3,213
15.40 Prepare, prime, one coat semigloss on base	2,328	m	0.69	1,606	0.14	326	0.83	1,932
15.50 Prepare, prime, one coat semigloss on shelving	94	m2	2.27	213	0.43	40	2.70	254
SUBTOTAL/PAINTING	11.85	/M2 GFA		16,947		5,058		22,004
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (20 mm thick x .45 m)	107	m	3.24	347	5.15	551	8.39	898

WALK - UP APARTMENT | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16.20 Vanity and cabinets, plastic laminated top to lower cabinets, drawers, shelves etc. - Lower vanity and cupboard 27 m - Wall units 99 m - Worktop unit 69 m = TOTAL 195 m	195	m	28.00	5,460	177.00	34,515	205.00	39,975
SUBTOTAL/FITTINGS	22.01	/M2 GFA		5,807		35,066		40,873
17:SPECIALTIES								
17.10 Washroom accessories - 24 No. toilet paper holders - 24 No. soap dishes - 48 No. towel bars = 96 No. TOTAL	96	No	5.00	480	8.00	768	13.00	1,248
17.20 Medicine cabinet	24	No	10.00	240	36.00	864	46.00	1,104
17.30 25 mm dia. shower curtain rod, chrome	24	No	6.00	144	7.00	168	13.00	312
17.40 Mail box and house numbers (size .81 x .45 m) for 24 apts	1	set	57.00	57	372.00	372	429.00	429
17.50 Coat rods, chrome, 18 mm dia.	24	No	3.00	72	5.00	120	8.00	192
17.60 Drapery tracks	102	m	3.50	357	8.50	867	12.00	1,224

WALK - UP APARTMENT HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
17.70 970 mm high metal railing c/w balusters 100 mm o.c. max to balconies	98	m	11.00	1,078	43.00	4,214	54.00	5,292
17.80 Metal railing and balusters with vinyl cap	66	m	11.00	726	38.00	2,508	49.00	3,234
17.90 Handrail: 50 mm dia. pipe & brackets	54	m	24.00	1,296	44.00	2,376	68.00	3,672
SUBTOTAL/SPECIALTIES	9.00	/M2 GFA		4,450		12,257		16,707
18:APPLIANCES								
18.10 Range, freestanding, 760 mm (30") top 4 surface elements, oven auto timer	24	No	16.00	384	503.00	12,072	519.00	12,456
18.20 Electric refrigerator, manual defrost .37 m3 (13 cu. ft.) capacity	24	No	16.00	384	476.00	11,424	492.00	11,808
18.30 Range hood	24	No	16.00	384	93.00	2,232	109.00	2,616
18.40 Coin operated dryer	2	No	16.00	32	592.00	1,184	608.00	1,216
18.50 Coin operated washer	2	No	16.00	32	767.00	1,534	783.00	1,566
SUBTOTAL/APPLIANCES	15.97	/M2 GFA		1,216		28,446		29,662

WALK - UP APARTMENT | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing, including: - 24 No. water closets - 32 No. lavatory basins - 24 No. baths, 5' - 1 No. mop service basin - 1 No. laundry tub (the above Crane or equal) - 24 No. kitchen sinks, compartment, stainless steel - 1 No. water heater and storage tank, cap. 300 MBH - 1 No. domestic hot water recirculating pump and accessories - rough-in, waste and vent - roof drains	24	apt	704.00	16,896	1,851.00	44,424	2,555.00	61,320
SUBTOTAL/PLUMBING	33.02	/M2 GFA		16,896		44,424		61,320
20:HEATING								
20.10 Hot water circulation system (268 m total length) with radiators, 24 control valves, one centrifugal circulation pump, complete with all piping, 50 gallon expansion tank, hot water heating boiler and gas supply system.	24	apt	421.00	10,104	1,104.00	26,496	1,525.00	36,600
SUBTOTAL/HEATING	19.71	/M2 GFA		10,104		26,496		36,600

WALK - UP APARTMENT

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:VENTILATION								
21.10 Ventilation system, complete for 24-unit apartment building with all ductwork and fans	24	apt	90.00	2,160	270.00	6,480	360.00	8,640
SUBTOTAL/VENTILATION	4.65	/M2 GFA		2,160		6,480		8,640
22:FIRE PROTECTION								
22.10 Fire protection system, complete for 24-unit apartment building	24	apt	35.00	840	69.00	1,656	104.00	2,496
SUBTOTAL/FIRE PROTECTION	1.34	/M2 GFA		840		1,656		2,496
23:ELECTRICAL								
23.10 Complete electrical installation including fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell bell with two presses, 100 A service board and fire alarm system (includes $200 per apartment for electrical fixtures)	24	apt	913.00	21,912	1,404.00	33,696	2,317.00	55,608
SUBTOTAL/ELECTRICAL	29.95	/M2 GFA		21,912		33,696		55,608

WALK - UP APARTMENT

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
24:SITE OVERHEADS								
24.10 Site overheads - setup - supervision - plant - site office - small tools - security - boarding, etc.	24	apt	1,335.00	32,040	665.00	15,960	2,000.00	48,000
SUBTOTAL/SITE OVERHEADS	25.85	/M2 GFA		32,040		15,960		48,000
25:GENERAL CONTRACTOR'S OVERHEADS & PROFIT								
25.10 General Contractor's Overhead & Profit - permits - bonds - insurance - office overhead - profit	24	apt	665.00	15,960	335.00	8,040	1,000.00	24,000
SUBTOTAL/GENERAL CONTRACTOR'S OVHD & PROFIT	12.92	/M2 GFA		15,960		8,040		24,000
TOTAL / HINTON	$393.67	/M2 GFA		$269,016		$462,027		$ 731,043

DETAILED COST ESTIMATES FOR LETHBRIDGE

WALK - UP APARTMENT

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	891	m3	0.40	356	1.40	1,247	1.80	1,604
1.20 Backfill to basement walls, footings and bases	188	m3	0.36	68	1.26	237	1.62	305
1.30 150 mm gravel or sand bed under slab on grade	70	m3	3.00	210	12.00	840	15.00	1,050
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	501	m2	0.81	406	0.22	110	1.03	516
SUBTOTAL/EXCAVATION	1.87	/M2 GFA		1,040		2,435		3,474
2:CONCRETE								
2.10 Concrete (25 MPa) in footings and basement walls (material only) 200 mm reinforced concrete wall, 250 x 560 mm reinforced conc. footing	58	m3	0.00	0	75.60	4,385	75.60	4,385
2.20 Reinforcing steel in footings and basement walls (material only)	1,652	kg	0.00	0	0.61	1,008	0.61	1,008
2.30 Form, place rebar and pour concrete in footing (560 x 250 mm)(subcontract)	222	m	5.25	1,166	2.07	460	7.32	1,625

WALK - UP APARTMENT | LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.35 Form, place rebar and pour concrete in basement wall (1.2 m high) (subcontract)	96	m	15.12	1,452	6.45	619	21.57	2,071
2.40 90 mm concrete (20 MPa) in slab on grade	456	m2	3.47	1,582	6.31	2,877	9.78	4,460
2.45 150 x 150 mm welded wire mesh reinforcement to slab on grade (material only)	456	m2	0.00	0	2.93	1,336	2.93	1,336
2.55 38 mm thick rigid insulation to concrete wall (basement)	117	m2	1.90	222	4.22	494	6.12	716
2.60 Parging to concrete walls	29	m2	8.15	236	2.48	72	10.63	308
SUBTOTAL/CONCRETE	8.57	/M2 GFA		4,658		11,250		15,908
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	159	m2	0.31	49	0.28	45	0.59	94
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	96	m	4.40	422	3.88	372	8.28	795
SUBTOTAL/DAMPROOFING	0.48	/M2 GFA		472		417		889
4:SIDING								
4.10 Prefinished aluminum siding	98	m2	4.95	485	13.50	1,323	18.45	1,808

WALK - UP APARTMENT | LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.40 Stained dark-brown cedar siding 25 x 150 mm channel to column	700	FBM	0.69	483	1.13	791	1.82	1,274
4.50 Stucco on wire mesh on building paper	678	m2	11.25	7,628	5.79	3,926	17.04	11,553
4.60 24 ga. aluminum vented metal soffit c/w edge moulding	59	m2	4.55	268	9.51	561	14.06	830
SUBTOTAL/SIDING	8.33	/M2 GFA		8,864		6,601		15,465
5:ROOFING/SHEET METAL								
5.10 Built-up asphalt roofing completed with mineral granular and flashing	527	m2	19.00	10,013	16.32	8,601	35.32	18,614
5.30 R.S.I. 6 (R34) batt insulation in joist space	527	m2	1.54	812	7.79	4,105	9.33	4,917
5.40 .102 mm polyethylene vapour barrier	580	m2	0.24	139	0.27	157	0.51	296
5.50 Prefinished flashing over window	66	m	1.39	92	2.90	191	4.29	283
SUBTOTAL/ROOFING/SHEET METAL	12.83	/M2 GFA		10,964		12,863		23,826
6:CARPENTRY - ROUGH								
6.10 Material only No. 2 grade fir or spruce as below floor joists (38 x 235 mm) - fir built-up beam (3-38 x 235 mm) - fir built-up beam (2-38 x 235 mm) - fir roof joist (2-38 x 235 mm) - spruce	38	MFBM	0.00	0	695.00	26,410	695.00	26,410

WALK - UP APARTMENT | LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only No. 2 grade fir or spruce as below framing (38 x 140 mm) - fir plate (38 x 140 mm) - fir cross bridging (38 x 38 mm) - spruce framing (38 x 89 mm) - spruce framing (38 x 140 mm) - spruce blocking (38 x 89 mm) - spruce blocking (38 x 140 mm) - spruce wall strapping (38 x 38 mm) - spruce fascia (19 x 140 mm) - spruce	44	MFBM	0.00	0	519.00	22,836	519.00	22,836
6.30 Material only - Sheathing 19 mm plywood - floor underlay 1432 m2 13 mm tentest - u/s of joist 1368 m2 10 mm plywood - roof sheathing 524 m2 13 mm plywood - wall sheathing 19 m2 (protection board 350 mm high) 8 mm plywood - wall sheathing 727 m2	4,070	m2	0.00	0	7.19	29,263	7.19	29,263
6.40 Labour only - complete framing including installation of windows	1,857	m2	26.59	49,378	0.00	0	26.59	49,378
6.50 90 x 238 mm wide R.S.I. 2.1 (R12) batt insulation (vertical eaves)	99	m	0.39	39	0.71	70	1.10	109
SUBTOTAL/CARPENTRY - ROUGH	68.93	/M2 GFA		49,416		78,580		127,996

WALK - UP APARTMENT LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7:CARPENTRY - FINISH								
7.10 Stair - 6 flights @ (2x6x7 = 84 risers) 38 x 300 mm stringers - 59 m 38 x 235 mm treads - 103 m 6 x 275 mm fir plywood in risers - 105 m	2	No	514.00	1,028	373.00	746	887.00	1,774
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - window 431 m - door 555 m - base 2328 m = TOTAL 3314 m	3,314	m	1.00	3,314	1.01	3,347	2.01	6,661
SUBTOTAL/CARPENTRY - FINISH	4.54	/M2 GFA		4,342		4,093		8,435
8:WINDOWS AND GLAZING								
8.10 Double-glazed patio door in wood frame with aluminum cladding, (size 2.4 x 1.8 m), including hardware	18	No	0.00	0	882.00	15,876	882.00	15,876
8.20 Double-glazed sealed window in steel frame, with wired glass (size 2.4 x 2.55 m)	4	No	0.00	0	832.00	3,328	832.00	3,328

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.30 Double-glazed sliding units in wood frame (size 2.4 x .9 m), aluminum sliders, screen, incl. hardware	6	No	0.00	0	236.00	1,416	236.00	1,416
8.40 Double-glazed sliding units in wood frame (size 1.5 x .9 m), aluminum sliders, screen, incl. hardware	28	No	0.00	0	159.00	4,452	159.00	4,452
8.50 Double-glazed sliding units in wood frame (size .9 x .9 m), aluminum sliders, screen, incl. hardware	3	No	0.00	0	130.00	390	130.00	390
SUBTOTAL/WINDOWS AND GLAZING	13.71	/M2 GFA		0		25,462		25,462
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	725	m	0.36	261	0.24	174	0.60	435
9.20 Caulk - interior (ceramic tile)	227	m	1.00	227	0.54	123	1.54	350
SUBTOTAL/SEALANTS	0.42	/M2 GFA		488		297		785
10:DOORS								
10.03 Exterior - Aluminum entrance and sidelight, (size 2.4 x 2.1 m overall) including .9 x 2.1 m aluminum glazed door c/w door closer, push and pull, lock and aluminum threshold	3	No	244.00	732	1,704.00	5,112	1,948.00	5,844

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.06 Fire Rated door and side light with 0.9 x 0.21 m, 20 min. label wood door and pressed steel frame including hardware and 6 mm wire glass to sidelight - 4 No. 1.9 x 2.1 m - 4 No. 1.4 x 2.1 m	8	No	187.00	1,496	1,201.00	9,608	1,388.00	11,104
10.09 Solid core door and frame, rotary cut mahogany - 24 No. .9x2.1mx44mm (20 min label) - 26 No. .85 x 2.1 m x 44 mm = 50 No. TOTAL	50	No	21.00	1,050	172.00	8,600	193.00	9,650
10.10 Solid core door and frame, rotary cut mahogany - 1 No. .9x2.1mx44mm (45 min label)	1	No	21.00	21	217.00	217	238.00	238
10.20 Hollow core door and frame rotary cut mahogany face - 24 No. .7 x 2. m x 35 mm - 24 No. .75 x 2. m x 35 mm = 48 No. TOTAL	48	No	11.50	552	40.00	1,920	51.50	2,472
10.25 Metal door labelled (1 hour) c/w fire rated pressed steel frame - 1 No. .9 x 2.1 m x 45 mm	1	No.	21.00	21	201.00	201	222.00	222

WALK - UP APARTMENT | LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.30 Metal Folding Bi-fold doors, with tracks and pulls - 28 No. 1.8 x 2. m - 14 No. 1.5 x 2. m - 6 No. 1.2 x 2. m - 14 No. .9 x 2. m - 16 No. .6 x 2. m = 78 No. TOTAL	78	No.	11.50	897	114.00	8,892	125.50	9,789
SUBTOTAL/DOORS	21.17	/M2 GFA		4,769		34,550		39,319
11:HARDWARE								
11.15 Lock sets to interior doors	25	set	10.50	263	22.49	562	32.99	825
11.25 Butts to interior doors (included with frames)	129	pair	0.00	0	0.00	0	0.00	0
11.30 Latch sets	81	set	7.35	595	10.19	825	17.54	1,421
11.40 Bathroom privacy latch sets	24	set	7.35	176	12.23	294	19.58	470
11.50 Door closers (rated)	14	No	12.50	175	27.00	378	39.50	553
SUBTOTAL/HARDWARE	1.76	/M2 GFA		1,209		2,059		3,268
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	137	m2	19.60	2,685	22.44	3,074	42.04	5,759
SUBTOTAL/CERAMIC TILING	3.10	/M2 GFA		2,685		3,074		5,759

WALK - UP APARTMENT | LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, taped and sanded	3,906	m2	2.25	8,789	1.82	7,109	4.07	15,897
13.13 Gypsum wallboard (13mm fire rated) taped and sanded - walls 705 m2 - stair soffit 29 m2 = TOTAL 734 m2	734	m2	2.48	1,820	2.29	1,681	4.77	3,501
13.14 Gypsum wallboard (15.9mm thick) taped and sanded	487	m2	2.48	1,208	2.82	1,373	5.30	2,581
13.15 Gypsum wallboard (15.9 mm fire - rated) to shaft enclosure, taped and sanded	63	m2	4.48	282	3.02	190	7.50	473
13.16 Gypsum wallboard (15.9 mm fire - rated with sound bar) on ceiling, taped and sanded	1,887	m2	3.48	6,567	3.22	6,076	6.70	12,643
13.17 2 layers gypsum wallboard(15.9mm - fire rated with sound bar) on ceiling, taped and sanded	4	m2	5.11	20	6.50	26	11.61	46
13.30 Tentest board, Crane 3-183 Redcliffe	524	m2	3.69	1,934	2.66	1,394	6.35	3,327
13.40 Finish to ceilings - textured	1,425	m2	1.13	1,610	1.01	1,439	2.14	3,050

WALK - UP APARTMENT | LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13.70 Vapour barrier, .102 mm polyethylene	1,346	m2	0.24	323	0.27	363	0.51	686
13.83 Batt insulation RSI - 3.5 (R20) to exterior walls	728	m2	0.77	561	4.75	3,458	5.52	4,019
13.86 Batt insulation RSI - 3.5 (R20) to interior walls	908	m2	0.77	699	4.75	4,313	5.52	5,012
SUBTOTAL/WALLBOARD	27.59	/M2 GFA		23,813		27,423		51,236
14:FLOORING								
14.10 Sheet vinyl flooring. .065 gauge with adhesive to subfloor	364	m2	5.50	2,002	10.71	3,898	16.21	5,900
14.20 Carpet, 20 oz. 100% Nylon 13 mm thick chip foam underlay	1,296	m2	3.00	3,888	13.39	17,353	16.39	21,241
14.30 'Neoprene Hypalon' waterproofing or equal to balcony	67	m2	17.00	1,139	21.50	1,441	38.50	2,580
14.40 Gypcrete floor topping including steel trowel finish	1,338	m2	7.60	10,169	3.60	4,817	11.20	14,986
SUBTOTAL/FLOORING	24.07	/M2 GFA		17,198		27,509		44,707
15:PAINTING								
15.12 Exterior work - Prepare, prime, two coats enamel on fascia board to balconies and entrance canopy	26	m2	4.10	107	1.10	29	5.20	135

WALK - UP APARTMENT | LETHBRIDGE

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
15.14	Prepare, prime, two coats enamel on metal railing and balustrade	783	m	1.36	1,065	0.80	626	2.16	1,691
15.22	Interior work - Prepare, 1 coat primer sealer, 1 coat latex or semigloss paint on gypsum wallboard - walls 4962 m2 - ceiling 234 m2 = TOTAL 5196 m2	5,196	m2	2.16	11,223	0.65	3,377	2.81	14,601
15.30	Two coats urethane varnish on doors and frames	105	No	24.00	2,520	5.55	583	29.55	3,103
15.40	Prepare, prime, one coat semigloss on base	2,328	m	0.64	1,490	0.12	279	0.76	1,769
15.50	Prepare, prime, one coat semigloss on shelving	94	m2	2.10	197	0.40	38	2.50	235
SUBTOTAL/PAINTING		11.60	/M2 GFA		16,602		4,932		21,534
16:	FITTINGS								
16.10	Shelving - Douglas fir plywood, lipped one edge (20 mm thick x .45 m)	107	m	3.32	355	5.06	541	8.38	897

WALK - UP APARTMENT

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16.20 Vanity and cabinets, plastic laminated top to lower cabinets, drawers, shelves etc. - Lower vanity and cupboard 27 m - Wall units 99 m - Worktop unit 69 m = TOTAL 195 m	195	m	28.00	5,460	191.00	37,245	219.00	42,705
SUBTOTAL/FITTINGS	23.48	/M2 GFA		5,815		37,786		43,602
17:SPECIALTIES								
17.10 Washroom accessories - 24 No. toilet paper holders - 24 No. soap dishes - 48 No. towel bars = 96 No. TOTAL	96	No	5.00	480	7.50	720	12.50	1,200
17.20 Medicine cabinet	24	No	10.00	240	35.00	840	45.00	1,080
17.30 25 mm dia. shower curtain rod, chrome	24	No	5.00	120	6.00	144	11.00	264
17.40 Mail box and house numbers (size .81 x .45 m) for 24 apts	1	set	56.00	56	367.00	367	423.00	423
17.50 Coat rods, chrome, 18 mm dia.	24	No	3.00	72	5.00	120	8.00	192
17.60 Drapery tracks	102	m	3.25	332	8.25	842	11.50	1,173

WALK - UP APARTMENT LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
17.70 970 mm high metal railing c/w balusters 100 mm o.c. max to balconies	98	m	11.00	1,078	42.00	4,116	53.00	5,194
17.80 Metal railing and balusters with vinyl cap	66	m	11.00	726	37.00	2,442	48.00	3,168
17.90 Handrail: 50 mm dia. pipe & brackets	54	m	23.00	1,242	43.00	2,322	66.00	3,564
SUBTOTAL/SPECIALTIES	8.75	/M2 GFA		4,346		11,913		16,258
18:APPLIANCES								
18.10 Range, freestanding, 760 mm (30") top 4 surface elements, oven auto timer	24	No	15.50	372	497.00	11,928	512.50	12,300
18.20 Electric refrigerator, manual defrost .37 m3 (13 cu. ft.) capacity	24	No	15.50	372	472.00	11,328	487.50	11,700
18.30 Range hood	24	No	15.50	372	92.00	2,208	107.50	2,580
18.40 Coin operated dryer	2	No	15.50	31	586.00	1,172	601.50	1,203
18.50 Coin operated washer	2	No	15.50	31	759.00	1,518	774.50	1,549
SUBTOTAL/APPLIANCES	15.80	/M2 GFA		1,178		28,154		29,332

WALK - UP APARTMENT

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing, including: - 24 No. water closets - 32 No. lavatory basins - 24 No. baths, 5' - 1 No. mop service basin - 1 No. laundry tub (the above Crane or equal) - 24 No. kitchen sinks, compartment, stainless steel - 1 No. water heater and storage tank, cap. 300 MBH - 1 No. domestic hot water recirculating pump and accessories - rough-in, waste and vent - roof drains	24	apt	587.00	14,088	1,740.00	41,760	2,327.00	55,848
SUBTOTAL/PLUMBING	30.07	/M2 GFA		14,088		41,760		55,848
20:HEATING								
20.10 Hot water circulation system (268 m total length) with radiators, 24 control valves, one centrifugal circulation pump, complete with all piping, 50 gallon expansion tank, hot water heating boiler and gas supply system.	24	apt	309.00	7,416	735.00	17,640	1,044.00	25,056
SUBTOTAL/HEATING	13.49	/M2 GFA		7,416		17,640		25,056

WALK - UP APARTMENT

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:VENTILATION								
21.10 Ventilation system, complete for 24-unit apartment building with all ductwork and fans	24	apt	84.00	2,016	248.00	5,952	332.00	7,968
SUBTOTAL/VENTILATION	4.29	/M2 GFA		2,016		5,952		7,968
22:FIRE PROTECTION								
22.10 Fire protection system, complete for 24-unit apartment building	24	apt	28.00	672	54.00	1,296	82.00	1,968
SUBTOTAL/FIRE PROTECTION	1.06	/M2 GFA		672		1,296		1,968
23:ELECTRICAL								
23.10 Complete electrical installation including fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell bell with two presses, 100 A service board and fire alarm system (includes $200 per apartment for electrical fixtures)	24	apt	695.00	16,680	939.00	22,536	1,634.00	39,216
SUBTOTAL/ELECTRICAL	21.12	/M2 GFA		16,680		22,536		39,216

WALK - UP APARTMENT

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
24:SITE OVERHEADS								
24.10 Site overheads - setup - supervision - plant - site office - small tools - security - boarding, etc.	24	apt	1,335.00	32,040	665.00	15,960	2,000.00	48,000
SUBTOTAL/SITE OVERHEADS	25.85	/M2 GFA		32,040		15,960		48,000
25:GENERAL CONTRACTOR'S OVERHEADS & PROFIT								
25.10 General Contractor's Overhead & Profit - permits - bonds - insurance - office overhead - profit	24	apt	665.00	15,960	335.00	8,040	1,000.00	24,000
SUBTOTAL/GENERAL CONTRACTOR'S OVHD & PROFIT	12.92	/M2 GFA		15,960		8,040		24,000
TOTAL / LETHBRIDGE	$365.81	/M2 GFA		$246,730		$432,581		$ 679,312

DETAILED COST ESTIMATES FOR MEDICINE HAT

WALK - UP APARTMENT

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	891	m3	0.55	490	0.93	829	1.48	1,319
1.20 Backfill to basement walls, footings and bases	188	m3	0.50	94	0.84	158	1.34	252
1.30 150 mm gravel or sand bed under slab on grade	70	m3	3.00	210	9.00	630	12.00	840
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	501	m2	0.81	406	0.22	110	1.03	516
SUBTOTAL/EXCAVATION	1.58	/M2 GFA		1,200		1,727		2,927
2:CONCRETE								
2.10 Concrete (25 MPa) in footings and basement walls (material only) 200 mm reinforced concrete wall, 250 x 560 mm reinforced conc. footing	58	m3	0.00	0	96.84	5,617	96.84	5,617
2.20 Reinforcing steel in footings and basement walls (material only)	1,652	kg	0.00	0	0.63	1,041	0.63	1,041
2.30 Form, place rebar and pour concrete in footing (560 x 250 mm)(subcontract)	222	m	5.50	1,221	2.32	515	7.82	1,736

WALK - UP APARTMENT

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.35 Form, place rebar and pour concrete in basement wall (1.2 m high) (subcontract)	96	m	15.84	1,521	7.92	760	23.76	2,281
2.40 90 mm concrete (20 MPa) in slab on grade	456	m2	3.63	1,655	8.09	3,689	11.72	5,344
2.45 150 x 150 mm welded wire mesh reinforcement to slab on grade (material only)	456	m2	0.00	0	3.02	1,377	3.02	1,377
2.55 38 mm thick rigid insulation to concrete wall (basement)	117	m2	1.90	222	4.22	494	6.12	716
2.60 Parging to concrete walls	29	m2	8.55	248	2.70	78	11.25	326
SUBTOTAL/CONCRETE	9.93	/M2 GFA		4,867		13,571		18,438
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	159	m2	0.31	49	0.28	45	0.59	94
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	96	m	3.25	312	3.98	382	7.23	694
SUBTOTAL/DAMPROOFING	0.42	/M2 GFA		361		427		788
4:SIDING								
4.10 Prefinished aluminum siding	98	m2	4.64	455	10.55	1,034	15.19	1,489

WALK - UP APARTMENT

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.40 Stained dark-brown cedar siding 25 x 150 mm channel to column	700	FBM	0.68	476	1.07	749	1.75	1,225
4.50 Stucco on wire mesh on building paper	678	m2	11.50	7,797	5.88	3,987	17.38	11,784
4.60 24 ga. aluminum vented metal soffit c/w edge moulding	59	m2	4.27	252	13.44	793	17.71	1,045
SUBTOTAL/SIDING	8.37	/M2 GFA		8,980		6,563		15,542
5:ROOFING/SHEET METAL								
5.10 Built-up asphalt roofing completed with mineral granular and flashing	527	m2	19.00	10,013	16.32	8,601	35.32	18,614
5.30 R.S.I. 6 (R34) batt insulation in joist space	527	m2	1.54	812	7.79	4,105	9.33	4,917
5.40 .102 mm polyethylene vapour barrier	580	m2	0.24	139	0.23	133	0.47	273
5.50 Prefinished flashing over window	66	m	1.30	86	4.10	271	5.40	356
SUBTOTAL/ROOFING/SHEET METAL	12.82	/M2 GFA		10,964		12,839		23,803
6:CARPENTRY - ROUGH								
6.10 Material only No. 2 grade fir or spruce as below floor joists (38 x 235 mm) - fir built-up beam (3-38 x 235 mm) - fir built-up beam (2-38 x 235 mm) - fir roof joist (2-38 x 235 mm) - spruce	38	MFBM	0.00	0	668.00	25,384	668.00	25,384

WALK - UP APARTMENT

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only No. 2 grade fir or spruce as below framing (38 x 140 mm) - fir plate (38 x 140 mm) - fir cross bridging (38 x 38 mm) - spruce framing (38 x 89 mm) - spruce framing (38 x 140 mm) - spruce blocking (38 x 89 mm) - spruce blocking (38 x 140 mm) - spruce wall strapping (38 x 38 mm) - spruce fascia (19 x 140 mm) - spruce	44	MFBM	0.00	0	499.00	21,956	499.00	21,956
6.30 Material only - Sheathing 19 mm plywood - floor underlay 1432 m2 13 mm tentest - u/s of joist 1368 m2 10 mm plywood - roof sheathing 524 m2 13 mm plywood - wall sheathing 19 m2 (protection board 350 mm high) 8 mm plywood - wall sheathing 727 m2	4,070	m2	0.00	0	7.44	30,281	7.44	30,281
6.40 Labour only - complete framing including installation of windows	1,857	m2	19.31	35,859	0.00	0	19.31	35,859
6.50 90 x 238 mm wide R.S.I. 2.1 (R12) batt insulation (vertical eaves)	99	m	0.39	39	0.71	70	1.10	109
SUBTOTAL/CARPENTRY - ROUGH	61.17	/M2 GFA		35,897		77,691		113,588

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7:CARPENTRY - FINISH								
7.10 Stair - 6 flights @ (2x6x7 = 84 risers) 38 x 300 mm stringers - 59 m 38 x 235 mm treads - 103 m 6 x 275 mm fir plywood in risers - 105 m	2	No	600.00	1,200	360.00	720	960.00	1,920
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - window 431 m - door 555 m - base 2328 m = TOTAL 3314 m	3,314	m	1.00	3,314	1.01	3,347	2.01	6,661
SUBTOTAL/CARPENTRY - FINISH	4.62	/M2 GFA		4,514		4,067		8,581
8:WINDOWS AND GLAZING								
8.10 Double-glazed patio door in wood frame with aluminum cladding, (size 2.4 x 1.8 m), including hardware	18	No	0.00	0	882.00	15,876	882.00	15,876
8.20 Double-glazed sealed window in steel frame, with wired glass (size 2.4 x 2.55 m)	4	No	0.00	0	832.00	3,328	832.00	3,328

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.30 Double-glazed sliding units in wood frame (size 2.4 x .9 m), aluminum sliders, screen, incl. hardware	6	No	0.00	0	236.00	1,416	236.00	1,416
8.40 Double-glazed sliding units in wood frame (size 1.5 x .9 m), aluminum sliders, screen, incl. hardware	28	No	0.00	0	159.00	4,452	159.00	4,452
8.50 Double-glazed sliding units in wood frame (size .9 x .9 m), aluminum sliders, screen, incl. hardware	3	No	0.00	0	130.00	390	130.00	390
SUBTOTAL/WINDOWS AND GLAZING	13.71	/M2 GFA		0		25,462		25,462
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	725	m	0.36	261	0.24	174	0.60	435
9.20 Caulk - interior (ceramic tile)	227	m	1.00	227	0.54	123	1.54	350
SUBTOTAL/SEALANTS	0.42	/M2 GFA		488		297		785
10:DOORS								
10.03 Exterior - Aluminum entrance and sidelight, (size 2.4 x 2.1 m overall) including .9 x 2.1 m aluminum glazed door c/w door closer, push and pull, lock and aluminum threshold	3	No	233.00	699	1,599.00	4,797	1,832.00	5,496

WALK - UP APARTMENT

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.06 Fire Rated door and side light with 0.9 x 0.21 m, 20 min. label wood door and pressed steel frame including hardware and 6 mm wire glass to sidelight - 4 No. 1.9 x 2.1 m - 4 No. 1.4 x 2.1 m	8	No	187.00	1,496	1,127.00	9,016	1,314.00	10,512
10.09 Solid core door and frame, rotary cut mahogany - 24 No. .9x2.1mx44mm (20 min label) - 26 No. .85 x 2.1 m x 44 mm = 50 No. TOTAL	50	No	21.00	1,050	160.00	8,000	181.00	9,050
10.10 Solid core door and frame, rotary cut mahogany - 1 No. .9x2.1mx44mm (45 min label)	1	No	21.00	21	205.00	205	226.00	226
10.20 Hollow core door and frame rotary cut mahogany face - 24 No. .7 x 2. m x 35 mm - 24 No. .75 x 2. m x 35 mm = 48 No. TOTAL	48	No	11.50	552	36.88	1,770	48.38	2,322
10.25 Metal door labelled (1 hour) c/w fire rated pressed steel frame - 1 No. .9 x 2.1 m x 45 mm	1	No.	21.00	21	197.00	197	218.00	218

WALK - UP APARTMENT

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.30 Metal Folding Bi-fold doors, with tracks and pulls - 28 No. 1.8 x 2. m - 14 No. 1.5 x 2. m - 6 No. 1.2 x 2. m - 14 No. .9 x 2. m - 16 No. .6 x 2. m = 78 No. TOTAL	78	No.	11.50	897	114.00	8,892	125.50	9,789
SUBTOTAL/DOORS	20.25	/M2 GFA		4,736		32,877		37,613
11:HARDWARE								
11.15 Lock sets to interior doors	25	set	10.50	263	22.49	562	32.99	825
11.25 Butts to interior doors (included with frames)	129	pair	0.00	0	0.00	0	0.00	0
11.30 Latch sets	81	set	7.35	595	10.19	825	17.54	1,421
11.40 Bathroom privacy latch sets	24	set	7.35	176	12.23	294	19.58	470
11.50 Door closers (rated)	14	No	12.00	168	27.00	378	39.00	546
SUBTOTAL/HARDWARE	1.76	/M2 GFA		1,202		2,059		3,261
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	137	m2	20.60	2,822	22.44	3,074	43.04	5,896
SUBTOTAL/CERAMIC TILING	3.18	/M2 GFA		2,822		3,074		5,896

WALK - UP APARTMENT

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, taped and sanded	3,906	m2	2.25	8,789	1.92	7,500	4.17	16,288
13.13 Gypsum wallboard (13mm fire rated) taped and sanded - walls 705 m2 - stair soffit 29 m2 = TOTAL 734 m2	734	m2	2.48	1,820	2.42	1,776	4.90	3,597
13.14 Gypsum wallboard (15.9mm thick) taped and sanded	487	m2	2.48	1,208	2.98	1,451	5.46	2,659
13.15 Gypsum wallboard (15.9 mm fire - rated) to shaft enclosure, taped and sanded	63	m2	4.48	282	3.18	200	7.66	483
13.16 Gypsum wallboard (15.9 mm fire - rated with sound bar) on ceiling, taped and sanded	1,887	m2	3.48	6,567	3.38	6,378	6.86	12,945
13.17 2 layers gypsum wallboard(15.9mm - fire rated with sound bar) on ceiling, taped and sanded	4	m2	5.11	20	6.83	27	11.94	48
13.30 Tentest board, Crane 3-183 Redcliffe	524	m2	3.92	2,054	2.76	1,446	6.68	3,500
13.40 Finish to ceilings - textured	1,425	m2	1.21	1,724	1.08	1,539	2.29	3,263

WALK - UP APARTMENT MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13.70 Vapour barrier, .102 mm polyethylene	1,346	m2	0.24	323	0.23	310	0.47	633
13.83 Batt insulation RSI - 3.5 (R20) to exterior walls	728	m2	0.77	561	4.75	3,458	5.52	4,019
13.86 Batt insulation RSI - 3.5 (R20) to interior walls	908	m2	0.77	699	4.75	4,313	5.52	5,012
SUBTOTAL/WALLBOARD	28.24	/M2 GFA		24,047		28,399		52,446
14:FLOORING								
14.10 Sheet vinyl flooring. .065 gauge with adhesive to subfloor	364	m2	5.50	2,002	10.71	3,898	16.21	5,900
14.20 Carpet, 20 oz. 100% Nylon 13 mm thick chip foam underlay	1,296	m2	3.00	3,888	13.39	17,353	16.39	21,241
14.30 'Neoprene Hypalon' waterproofing or equal to balcony	67	m2	17.50	1,173	21.50	1,441	39.00	2,613
14.40 Gypcrete floor topping including steel trowel finish	1,338	m2	7.60	10,169	3.60	4,817	11.20	14,986
SUBTOTAL/FLOORING	24.09	/M2 GFA		17,231		27,509		44,740
15:PAINTING								
15.12 Exterior work - Prepare, prime, two coats enamel on fascia board to balconies and entrance canopy	26	m2	4.20	109	1.15	30	5.35	139

WALK - UP APARTMENT | MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
15.14 Prepare, prime, two coats enamel on metal railing and balustrade	783	m	1.74	1,362	0.80	626	2.54	1,989
15.22 Interior work - Prepare, 1 coat primer sealer, 1 coat latex or semigloss paint on gypsum wallboard - walls 4962 m2 - ceiling 234 m2 = TOTAL 5196 m2	5,196	m2	2.16	11,223	0.65	3,377	2.81	14,601
15.30 Two coats urethane varnish on doors and frames	105	No	23.50	2,468	5.55	583	29.05	3,050
15.40 Prepare, prime, one coat semigloss on base	2,328	m	0.80	1,862	0.12	279	0.92	2,142
15.50 Prepare, prime, one coat semigloss on shelving	94	m2	2.39	225	0.40	38	2.79	262
SUBTOTAL/PAINTING	11.95	/M2 GFA		17,250		4,933		22,183
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (20 mm thick x .45 m)	107	m	3.44	368	5.06	541	8.50	910

WALK - UP APARTMENT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16.20 Vanity and cabinets, plastic laminated top to lower cabinets, drawers, shelves etc.	195	m	28.00	5,460	191.00	37,245	219.00	42,705
- Lower vanity and cupboard 27 m								
- Wall units 99 m								
- Worktop unit 69 m								
= TOTAL 195 m								
SUBTOTAL/FITTINGS	23.49	/M2 GFA		5,828		37,786		43,615
17:SPECIALTIES								
17.10 Washroom accessories	96	No	5.00	480	7.50	720	12.50	1,200
- 24 No. toilet paper holders								
- 24 No. soap dishes								
- 48 No. towel bars								
= 96 No. TOTAL								
17.20 Medicine cabinet	24	No	10.00	240	35.00	840	45.00	1,080
17.30 25 mm dia. shower curtain rod, chrome	24	No	5.00	120	6.00	144	11.00	264
	1	set	56.00	56	367.00	367	423.00	423
17.40 Mail box and house numbers (size .81 x .45 m) for 24 apts	24	No	3.00	72	5.00	120	8.00	192
17.50 Coat rods, chrome, 18 mm dia.	102	m	3.25	332	8.25	842	11.50	1,173
17.60 Drapery tracks								

WALK - UP APARTMENT | MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
17.70 970 mm high metal railing c/w balusters 100 mm o.c. max to balconies	98	m	11.00	1,078	42.00	4,116	53.00	5,194
17.80 Metal railing and balusters with vinyl cap	66	m	11.00	726	37.00	2,442	48.00	3,168
17.90 Handrail: 50 mm dia. pipe & brackets	54	m	23.00	1,242	43.00	2,322	66.00	3,564
SUBTOTAL/SPECIALTIES	8.75	/M2 GFA		4,346		11,913		16,258
18:APPLIANCES								
18.10 Range, freestanding, 760 mm (30") top 4 surface elements, oven auto timer	24	No	15.50	372	497.00	11,928	512.50	12,300
18.20 Electric refrigerator, manual defrost .37 m3 (13 cu. ft.) capacity	24	No	15.50	372	472.00	11,328	487.50	11,700
18.30 Range hood	24	No	15.50	372	91.00	2,184	106.50	2,556
18.40 Coin operated dryer	2	No	15.50	31	586.00	1,172	601.50	1,203
18.50 Coin operated washer	2	No	15.50	31	759.00	1,518	774.50	1,549
SUBTOTAL/APPLIANCES	15.78	/M2 GFA		1,178		28,130		29,308

WALK - UP APARTMENT | MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing, including: - 24 No. water closets - 32 No. lavatory basins - 24 No. baths, 5' - 1 No. mop service basin - 1 No. laundry tub (the above Crane or equal) - 24 No. kitchen sinks, compartment, stainless steel - 1 No. water heater and storage tank, cap. 300 MBH - 1 No. domestic hot water recirculating pump and accessories - rough-in, waste and vent - roof drains	24	apt	572.00	13,728	1,815.00	43,560	2,387.00	57,288
SUBTOTAL/PLUMBING	30.85	/M2 GFA		13,728		43,560		57,288
20:HEATING								
20.10 Hot water circulation system (268 m total length) with radiators, 24 control valves, one centrifugal circulation pump, complete with all piping, 50 gallon expansion tank, hot water heating boiler and gas supply system.	24	apt	392.00	9,408	799.00	19,176	1,191.00	28,584
SUBTOTAL/HEATING	15.39	/M2 GFA		9,408		19,176		28,584

WALK - UP APARTMENT | MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:VENTILATION								
21.10 Ventilation system, complete for 24-unit apartment building with all ductwork and fans	24	apt	84.00	2,016	248.00	5,952	332.00	7,968
SUBTOTAL/VENTILATION	4.29	/M2 GFA		2,016		5,952		7,968
22:FIRE PROTECTION								
22.10 Fire protection system, complete for 24-unit apartment building	24	apt	28.00	672	54.00	1,296	82.00	1,968
SUBTOTAL/FIRE PROTECTION	1.06	/M2 GFA		672		1,296		1,968
23:ELECTRICAL								
23.10 Complete electrical installation including fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell bell with two presses, 100 A service board and fire alarm system (includes $200 per apartment for electrical fixtures)	24	apt	760.00	18,240	1,038.00	24,912	1,798.00	43,152
SUBTOTAL/ELECTRICAL	23.24	/M2 GFA		18,240		24,912		43,152

WALK - UP APARTMENT MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
24:SITE OVERHEADS								
24.10 Site overheads - setup - supervision - plant - site office - small tools - security - boarding, etc.	24	apt	1,335.00	32,040	665.00	15,960	2,000.00	48,000
SUBTOTAL/SITE OVERHEADS	25.85	/M2 GFA		32,040		15,960		48,000
25:GENERAL CONTRACTOR'S OVERHEADS & PROFIT								
25.10 General Contractor's Overhead & Profit - permits - bonds - insurance - office overhead - profit	24	apt	665.00	15,960	335.00	8,040	1,000.00	24,000
SUBTOTAL/GENERAL CONTRACTOR'S OVHD & PROFIT	12.92	/M2 GFA		15,960		8,040		24,000
TOTAL / MEDICINE HAT	$364.13	/M2 GFA		$237,975		$438,220		$ 676,195

DETAILED COST ESTIMATES FOR LLOYDMINSTER

WALK - UP APARTMENT

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	891	m3	0.42	374	1.50	1,337	1.92	1,711
1.20 Backfill to basement walls, footings and bases	188	m3	0.38	71	1.35	254	1.73	325
1.30 150 mm gravel or sand bed under slab on grade	70	m3	3.00	210	10.00	700	13.00	910
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	501	m2	0.82	411	0.23	115	1.05	526
SUBTOTAL/EXCAVATION	1.87	/M2 GFA		1,066		2,406		3,472
2:CONCRETE								
2.10 Concrete (25 MPa) in footings and basement walls (material only) 200 mm reinforced concrete wall, 250 x 560 mm reinforced conc. footing	58	m3	0.00	0	103.41	5,998	103.41	5,998
2.20 Reinforcing steel in footings and basement walls (material only)	1,652	kg	0.00	0	0.61	1,008	0.61	1,008
2.30 Form, place rebar and pour concrete in footing (560 x 250 mm)(subcontract)	222	m	4.41	979	2.68	595	7.09	1,574

WALK - UP APARTMENT

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.35 Form, place rebar and pour concrete in basement wall (1.2 m high) (subcontract)	96	m	12.69	1,218	8.38	804	21.07	2,023
2.40 90 mm concrete (20 MPa) in slab on grade	456	m2	3.63	1,655	8.63	3,935	12.26	5,591
2.45 150 x 150 mm welded wire mesh reinforcement to slab on grade (material only)	456	m2	0.00	0	2.93	1,336	2.93	1,336
2.55 38 mm thick rigid insulation to concrete wall (basement)	117	m2	1.95	228	4.22	494	6.17	722
2.60 Parging to concrete walls	29	m2	8.55	248	3.39	98	11.94	346
SUBTOTAL/CONCRETE	10.01	/M2 GFA		4,329		14,268		18,597
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	159	m2	0.28	45	0.28	45	0.56	89
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	96	m	3.25	312	4.34	417	7.59	729
SUBTOTAL/DAMPROOFING	0.44	/M2 GFA		357		461		818
4:SIDING								
4.10 Prefinished aluminum siding	98	m2	6.16	604	13.50	1,323	19.66	1,927

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.40 Stained dark-brown cedar siding 25 x 150 mm channel to column	700	FBM	0.70	490	1.10	770	1.80	1,260
4.50 Stucco on wire mesh on building paper	678	m2	13.00	8,814	6.59	4,468	19.59	13,282
4.60 24 ga. aluminum vented metal soffit c/w edge moulding	59	m2	5.67	335	11.92	703	17.59	1,038
SUBTOTAL/SIDING	9.43	/M2 GFA		10,242		7,264		17,507
5:ROOFING/SHEET METAL								
5.10 Built-up asphalt roofing completed with mineral granular and flashing	527	m2	20.00	10,540	19.89	10,482	39.89	21,022
5.30 R.S.I. 6 (R34) batt insulation in joist space	527	m2	1.54	812	8.68	4,574	10.22	5,386
5.40 .102 mm polyethylene vapour barrier	580	m2	0.25	145	0.23	133	0.48	278
5.50 Prefinished flashing over window	66	m	1.73	114	3.63	240	5.36	354
SUBTOTAL/ROOFING/SHEET METAL	14.37	/M2 GFA		11,497		15,190		26,686
6:CARPENTRY - ROUGH								
6.10 Material only								
No. 2 grade fir or spruce as below								
floor joists (38 x 235 mm) - fir								
built-up beam (3-38 x 235 mm) - fir								
built-up beam (2-38 x 235 mm) - fir								
roof joist (2-38 x 235 mm) - spruce	38	MFBM	0.00	0	668.00	25,384	668.00	25,384

WALK - UP APARTMENT

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only No. 2 grade fir or spruce as below framing (38 x 140 mm) - fir plate (38 x 140 mm) - fir cross bridging (38 x 38 mm) - spruce framing (38 x 89 mm) - spruce framing (38 x 140 mm) - spruce blocking (38 x 89 mm) - spruce blocking (38 x 140 mm) - spruce wall strapping (38 x 38 mm) - spruce fascia (19 x 140 mm) - spruce	44	MFBM	0.00	0	499.00	21,956	499.00	21,956
6.30 Material only - Sheathing 19 mm plywood - floor underlay 1432 m2 13 mm tentest - u/s of joist 1368 m2 10 mm plywood - roof sheathing 524 m2 13 mm plywood - wall sheathing 19 m2 (protection board 350 mm high) 8 mm plywood - wall sheathing 727 m2	4,070	m2	0.00	0	7.80	31,746	7.80	31,746
6.40 Labour only - complete framing including installation of windows	1,857	m2	21.41	39,758	0.00	0	21.41	39,758
6.50 90 x 238 mm wide R.S.I. 2.1 (R12) batt insulation (vertical eaves)	99	m	0.40	40	0.71	70	1.11	110
SUBTOTAL/CARPENTRY - ROUGH	64.06	/M2 GFA		39,798		79,156		118,954

WALK - UP APARTMENT

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7:CARPENTRY - FINISH								
7.10 Stair - 6 flights @ (2x6x7 = 84 risers) 38 x 300 mm stringers - 59 m 38 x 235 mm treads - 103 m 6 x 275 mm fir plywood in risers - 105 m	2	No	590.00	1,180	373.00	746	963.00	1,926
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - window 431 m - door 555 m - base 2328 m = TOTAL 3314 m	3,314	m	1.02	3,380	1.02	3,380	2.04	6,761
SUBTOTAL/CARPENTRY - FINISH	4.68	/M2 GFA		4,560		4,126		8,687
8:WINDOWS AND GLAZING								
8.10 Double-glazed patio door in wood frame with aluminum cladding, (size 2.4 x 1.8 m), including hardware	18	No	0.00	0	886.00	15,948	886.00	15,948
8.20 Double-glazed sealed window in steel frame, with wired glass (size 2.4 x 2.55 m)	4	No	0.00	0	848.00	3,392	848.00	3,392

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.30 Double-glazed sliding units in wood frame (size 2.4 x .9 m), aluminum sliders, screen, incl. hardware	6	No	0.00	0	236.00	1,416	236.00	1,416
8.40 Double-glazed sliding units in wood frame (size 1.5 x .9 m), aluminum sliders, screen, incl. hardware	28	No	0.00	0	159.00	4,452	159.00	4,452
8.50 Double-glazed sliding units in wood frame (size .9 x .9 m), aluminum sliders, screen, incl. hardware	3	No	0.00	0	130.00	390	130.00	390
SUBTOTAL/WINDOWS AND GLAZING	13.78	/M2 GFA		0		25,598		25,598
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	725	m	0.37	268	0.25	181	0.62	450
9.20 Caulk - interior (ceramic tile)	227	m	1.03	234	0.55	125	1.58	359
SUBTOTAL/SEALANTS	0.44	/M2 GFA		502		306		808
10:DOORS								
10.03 Exterior - Aluminum entrance and sidelight, (size 2.4 x 2.1 m overall) including .9 x 2.1 m aluminum glazed door c/w door closer, push and pull, lock and aluminum threshold	3	No	245.00	735	1,695.00	5,085	1,940.00	5,820

WALK - UP APARTMENT

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.06 Fire Rated door and side light with 0.9 x 0.21 m, 20 min. label wood door and pressed steel frame including hardware and 6 mm wire glass to sidelight - 4 No. 1.9 x 2.1 m - 4 No. 1.4 x 2.1 m	8	No	190.00	1,520	1,182.00	9,456	1,372.00	10,976
10.09 Solid core door and frame, rotary cut mahogany - 24 No. .9x2.1mx44mm (20 min label) - 26 No. .85 x 2.1 m x 44 mm = 50 No. TOTAL	50	No	22.00	1,100	188.00	9,400	210.00	10,500
10.10 Solid core door and frame, rotary cut mahogany - 1 No. .9x2.1mx44mm (45 min label)	1	No	22.00	22	233.00	233	255.00	255
10.20 Hollow core door and frame rotary cut mahogany face - 24 No. .7 x 2. m x 35 mm - 24 No. .75 x 2. m x 35 mm = 48 No. TOTAL	48	No	12.00	576	39.99	1,920	51.99	2,496
10.25 Metal door labelled (1 hour) c/w fire rated pressed steel frame - 1 No. .9 x 2.1 m x 45 mm	1	No.	22.00	22	217.00	217	239.00	239

WALK - UP APARTMENT | LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.30 Metal Folding Bi-fold doors, with tracks and pulls - 28 No. 1.8 x 2. m - 14 No. 1.5 x 2. m - 6 No. 1.2 x 2. m - 14 No. .9 x 2. m - 16 No. .6 x 2. m = 78 No. TOTAL	78	No.	12.00	936	124.00	9,672	136.00	10,608
SUBTOTAL/DOORS	22.02	/M2 GFA		4,911		35,983		40,894
11:HARDWARE								
11.15 Lock sets to interior doors	25	set	11.00	275	23.49	587	34.49	862
11.25 Butts to interior doors (included with frames)	129	pair	0.00	0	0.00	0	0.00	0
11.30 Latch sets	81	set	7.73	626	10.19	825	17.92	1,452
11.40 Bathroom privacy latch sets	24	set	7.73	186	12.23	294	19.96	479
11.50 Door closers (rated)	14	No	13.00	182	27.49	385	40.49	567
SUBTOTAL/HARDWARE	1.81	/M2 GFA		1,269		2,091		3,360
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	137	m2	29.00	3,973	23.46	3,214	52.46	7,187
SUBTOTAL/CERAMIC TILING	3.87	/M2 GFA		3,973		3,214		7,187

WALK - UP APARTMENT

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, taped and sanded	3,906	m2	3.35	13,085	1.92	7,500	5.27	20,585
13.13 Gypsum wallboard (13mm fire rated) taped and sanded - walls 705 m2 - stair soffit 29 m2 = TOTAL 734 m2	734	m2	3.69	2,708	2.42	1,776	6.11	4,485
13.14 Gypsum wallboard (15.9mm thick) taped and sanded	487	m2	3.69	1,797	2.98	1,451	6.67	3,248
13.15 Gypsum wallboard (15.9mm fire - fire rated), to shaft enclosure taped and sanded	63	m2	5.69	358	3.18	200	8.87	559
13.16 Gypsum wallboard (15.9mm fire - rated with sound bar) on ceiling, taped and sanded	1,887	m2	4.69	8,850	3.38	6,378	8.07	15,228
13.17 2 layers gypsum wallboard (15.9mm - fire - rated with sound bar) on ceiling, taped and sanded	4	m2	7.60	30	6.83	27	14.43	58
13.30 Tentest board, Crane 3-183 Redcliffe	524	m2	4.20	2,201	2.89	1,514	7.09	3,715
13.40 Finish to ceilings - textured	1,425	m2	1.32	1,881	1.13	1,610	2.45	3,491

WALK - UP APARTMENT | LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13.70 Vapour barrier, .102 mm polyethylene	1,346	m2	0.25	337	0.23	310	0.48	646
13.83 Batt insulation RSI - 3.5 (R20) to exterior walls	728	m2	0.77	561	5.29	3,851	6.06	4,412
13.86 Batt insulation RSI - 3.5 (R20) to interior walls	908	m2	0.77	699	5.29	4,803	6.06	5,502
SUBTOTAL/WALLBOARD	33.35	/M2 GFA		32,508		29,421		61,929
14:FLOORING								
14.10 Sheet vinyl flooring. .065 gauge with adhesive to subfloor	364	m2	5.75	2,093	10.97	3,993	16.72	6,086
14.20 Carpet, 20 oz. 100% Nylon 13 mm thick chip foam underlay	1,296	m2	3.25	4,212	13.66	17,703	16.91	21,915
14.30 'Neoprene Hypalon' waterproofing or equal to balcony	67	m2	18.00	1,206	22.50	1,508	40.50	2,714
14.40 Gypcrete floor topping including steel trowel finish	1,338	m2	7.50	10,035	3.80	5,084	11.30	15,119
SUBTOTAL/FLOORING	24.68	/M2 GFA		17,546		28,288		45,834
15:PAINTING								
15.12 Exterior work - Prepare, prime, two coats enamel on fascia board to balconies and entrance canopy	26	m2	4.25	111	1.18	31	5.43	141

WALK - UP APARTMENT

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
15.14 Prepare, prime, two coats enamel on metal railing and balustrade	783	m	1.48	1,159	0.89	697	2.37	1,856
15.22 Interior work - Prepare, 1 coat primer sealer, 1 coat latex or semigloss paint on gypsum wallboard - walls 4962 m2 - ceiling 234 m2 = TOTAL 5196 m2	5,196	m2	2.16	11,223	0.66	3,429	2.82	14,653
15.30 Two coats urethane varnish on doors and frames	105	No	24.90	2,615	5.60	588	30.50	3,203
15.40 Prepare, prime, one coat semigloss on base	2,328	m	0.69	1,606	0.14	326	0.83	1,932
15.50 Prepare, prime, one coat semigloss on shelving	94	m2	2.27	213	0.43	40	2.70	254
SUBTOTAL/PAINTING	11.87	/M2 GFA		16,927		5,111		22,038
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (20 mm thick x .45 m)	107	m	3.24	347	5.15	551	8.39	898

WALK - UP APARTMENT | LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16.20 Vanity and cabinets, plastic laminated top to lower cabinets, drawers, shelves etc. - Lower vanity and cupboard 27 m - Wall units 99 m - Worktop unit 69 m = TOTAL 195 m	195	m	30.00	5,850	196.00	38,220	226.00	44,070
SUBTOTAL/FITTINGS	24.22	/M2 GFA		6,197		38,771		44,968
17:SPECIALTIES								
17.10 Washroom accessories - 24 No. toilet paper holders - 24 No. soap dishes - 48 No. towel bars = 96 No. TOTAL	96	No	5.50	528	8.00	768	13.50	1,296
17.20 Medicine cabinet	24	No	11.00	264	36.00	864	47.00	1,128
17.30 25 mm dia. shower curtain rod, chrome	24	No	6.00	144	7.00	168	13.00	312
17.40 Mail box and house numbers (size .81 x .45 m) for 24 apts	1	set	58.00	58	372.00	372	430.00	430
17.50 Coat rods, chrome, 18 mm dia.	24	No	3.00	72	5.00	120	8.00	192
17.60 Drapery tracks	102	m	3.50	357	8.50	867	12.00	1,224

WALK - UP APARTMENT LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
17.70 970 mm high metal railing c/w balusters 100 mm o.c. max to balconies	98	m	11.00	1,078	43.00	4,214	54.00	5,292
17.80 Metal railing and balusters with vinyl cap	66	m	11.00	726	38.00	2,508	49.00	3,234
17.90 Handrail: 50 mm dia. pipe & brackets	54	m	24.00	1,296	44.00	2,376	68.00	3,672
SUBTOTAL/SPECIALTIES	9.04	/M2 GFA		4,523		12,257		16,780
18:APPLIANCES								
18.10 Range, freestanding, 760 mm (30") top 4 surface elements, oven auto timer	24	No	16.00	384	497.00	11,928	513.00	12,312
18.20 Electric refrigerator, manual defrost .37 m3 (13 cu. ft.) capacity	24	No	16.00	384	472.00	11,328	488.00	11,712
18.30 Range hood	24	No	16.00	384	101.00	2,424	117.00	2,808
18.40 Coin operated dryer	2	No	16.00	32	592.00	1,184	608.00	1,216
18.50 Coin operated washer	2	No	16.00	32	767.00	1,534	783.00	1,566
SUBTOTAL/APPLIANCES	15.95	/M2 GFA		1,216		28,398		29,614

WALK - UP APARTMENT

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing, including: - 24 No. water closets - 32 No. lavatory basins - 24 No. baths, 5' - 1 No. mop service basin - 1 No. laundry tub (the above Crane or equal) - 24 No. kitchen sinks, compartment, stainless steel - 1 No. water heater and storage tank, cap. 300 MBH - 1 No. domestic hot water recirculating pump and accessories - rough-in, waste and vent - roof drains	24	apt	550.00	13,200	1,788.00	42,912	2,338.00	56,112
SUBTOTAL/PLUMBING	30.22	/M2 GFA		13,200		42,912		56,112
20:HEATING								
20.10 Hot water circulation system (268 m total length) with radiators, 24 control valves, one centrifugal circulation pump, complete with all piping, 50 gallon expansion tank, hot water heating boiler and gas supply system.	24	apt	557.00	13,368	1,160.00	27,840	1,717.00	41,208
SUBTOTAL/HEATING	22.19	/M2 GFA		13,368		27,840		41,208

WALK - UP APARTMENT | LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:VENTILATION								
21.10 Ventilation system, complete for 24-unit apartment building with all ductwork and fans	24	apt	90.00	2,160	270.00	6,480	360.00	8,640
SUBTOTAL/VENTILATION	4.65	/M2 GFA		2,160		6,480		8,640
22:FIRE PROTECTION								
22.10 Fire protection system, complete for 24-unit apartment building	24	apt	35.00	840	69.00	1,656	104.00	2,496
SUBTOTAL/FIRE PROTECTION	1.34	/M2 GFA		840		1,656		2,496
23:ELECTRICAL								
23.10 Complete electrical installation including fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, 100 A service board and fire alarm system (includes $200 per apartment for electrical fixtures)	24	apt	1,076.00	25,824	1,283.00	30,792	2,359.00	56,616
SUBTOTAL/ELECTRICAL	30.49	/M2 GFA		25,824		30,792		56,616

WALK - UP APARTMENT

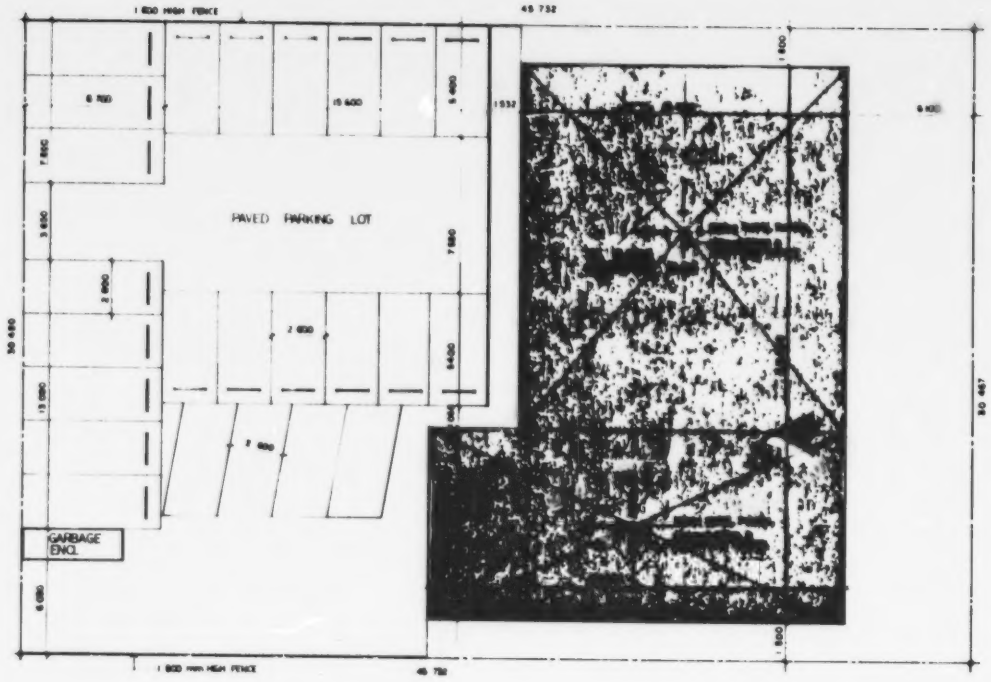
LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
24:SITE OVERHEADS								
24.10 Site overheads - setup - supervision - plant - site office - small tools - security - boarding, etc.	24	apt	1,335.00	32,040	665.00	15,960	2,000.00	48,000
SUBTOTAL/SITE OVERHEADS	25.85	/M2 GFA		32,040		15,960		48,000
25:GENERAL CONTRACTOR'S OVERHEADS & PROFIT								
25.10 General Contractor's Overhead & Profit - permits - bonds - insurance - office overhead - profit	24	apt	665.00	15,960	335.00	8,040	1,000.00	24,000
SUBTOTAL/GENERAL CONTRACTOR'S OVHD & PROFIT	12.92	/M2 GFA		15,960		8,040		24,000
TOTAL / LLOYD MINSTER	$393.54	/M2 GFA		$264,811		$465,990		$ 730,802

APPENDIX A

Reduced Drawings: Walk-Up Apartment



STATISTICS

SITE AREA [illegible]

SUITES 24 ONE BEDROOM

BUILDING

AREA [illegible]

PARKING 24 CARS

THE BUILDING IS REQUIRED TO FACE AT LEAST ONE STREET.

ACCESS WALL PANELS OR WINDOW SHALL BE PROVIDED ON SECOND AND THIRD FLOOR IN AT LEAST 1 WALL FACING ON A STREET.

SPACIAL SEPARATIONS BETWEEN BUILDINGS.

THE MAXIMUM PERCENTAGE OF UNPROTECTED OPENINGS IN AN EXPOSED BUILDING FACE SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN THE ALBERTA BUILDING CODE. (9.10.14.)

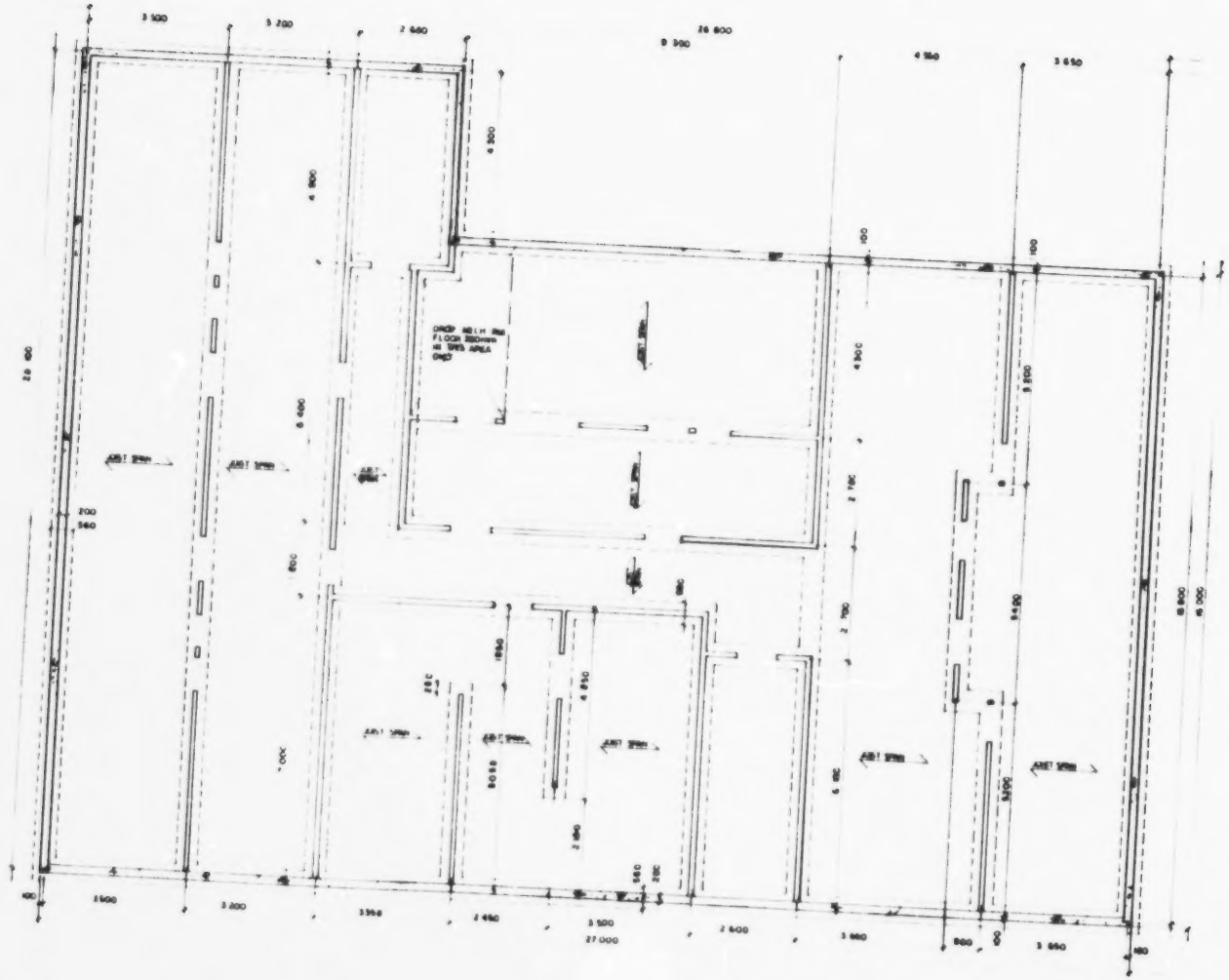
ONE SET OF EXAMINED DRAWINGS SHALL BE AVAILABLE CONTINUOUSLY AT THE CONSTRUCTION SITE DURING WORKING HOURS FOR INSPECTION BY THE AUTHORITY HAVING JURISDICTION.

ALBERTA HOUSE COST COMPARISON STUDY

SITE PLAN

SCALE 1:400

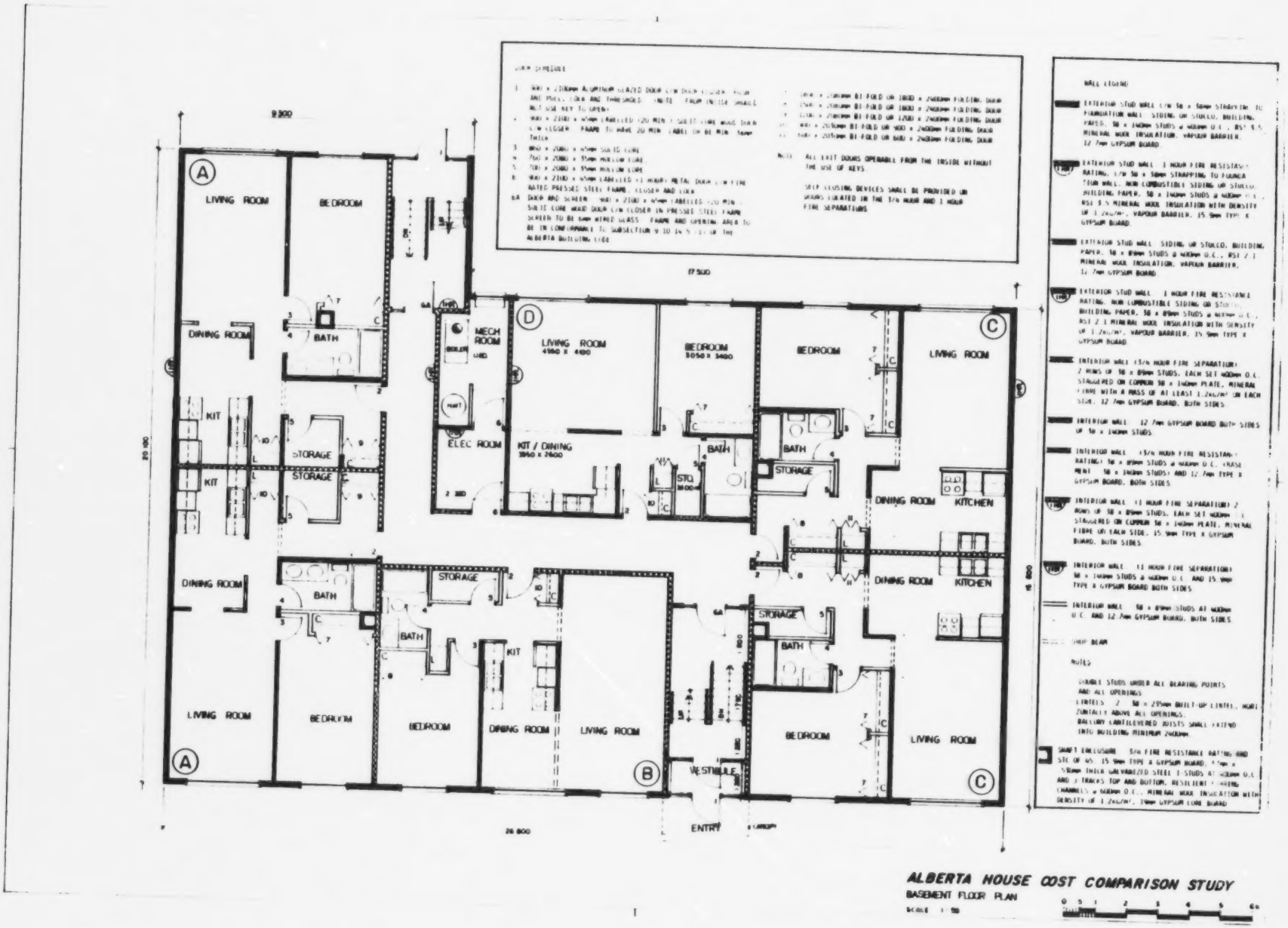
0 1 2 3 4 5 6 7 8 9 10m

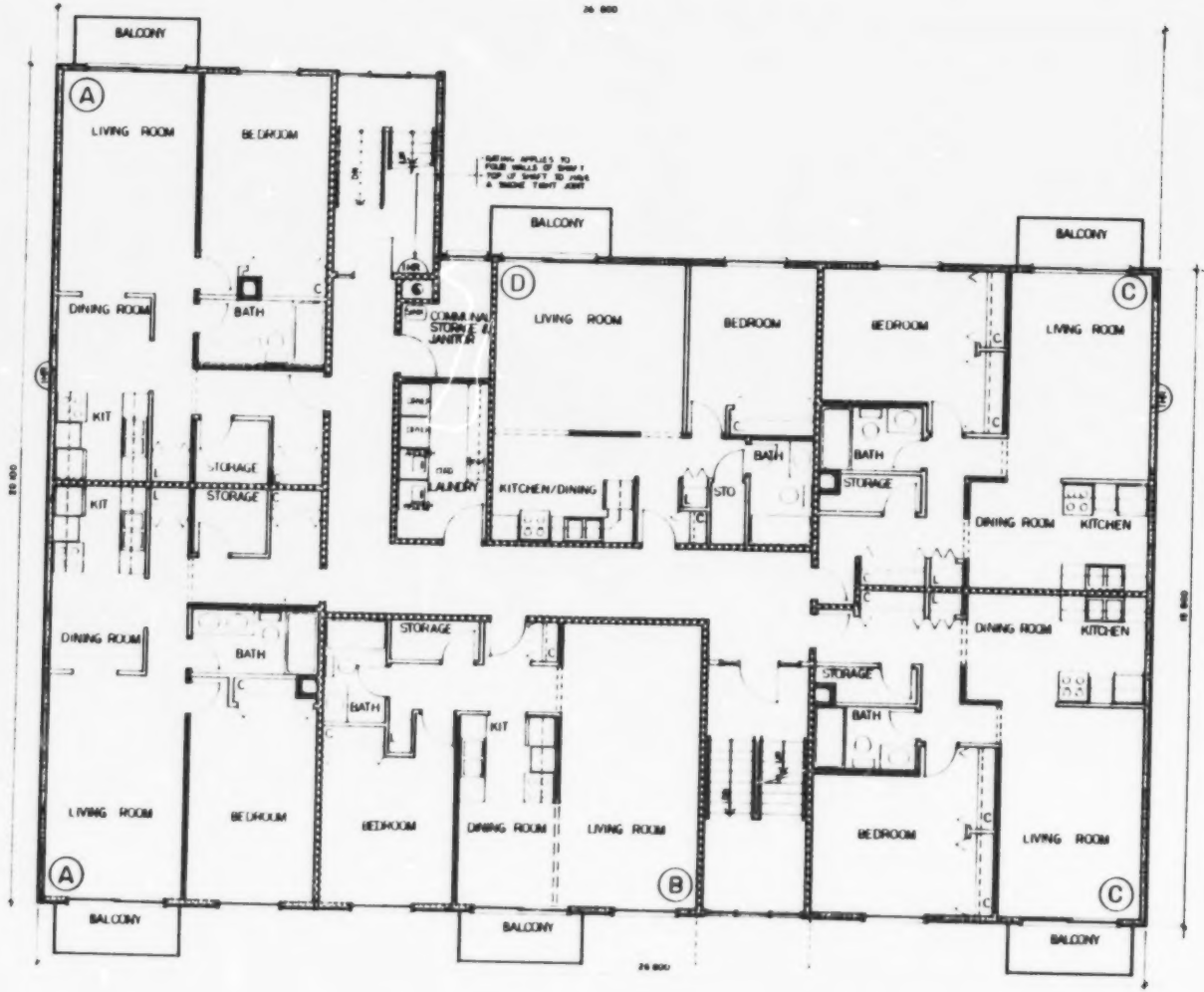


ALBERTA HOUSE COST COMPARISON STUDY

FOUNDATION PLAN

SCALE 1:50


DOOR SCHEDULE
WALL LEGEND
LIVING ROOM
BEDROOM
DINING ROOM
BATH
KIT
STORAGE
MECH ROOM
ELEC ROOM
KIT / DINING
KITCHEN
STO.
ENTRY
VESTIBULE
ALL EXIT DOORS OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS
SELF CLOSING DEVICES SHALL BE PROVIDED ON DOORS LOCATED IN THE 3/4 HOUR AND 1 HOUR FIRE SEPARATIONS
NOTES
ALBERTA HOUSE COST COMPARISON STUDY
BASEMENT FLOOR PLAN

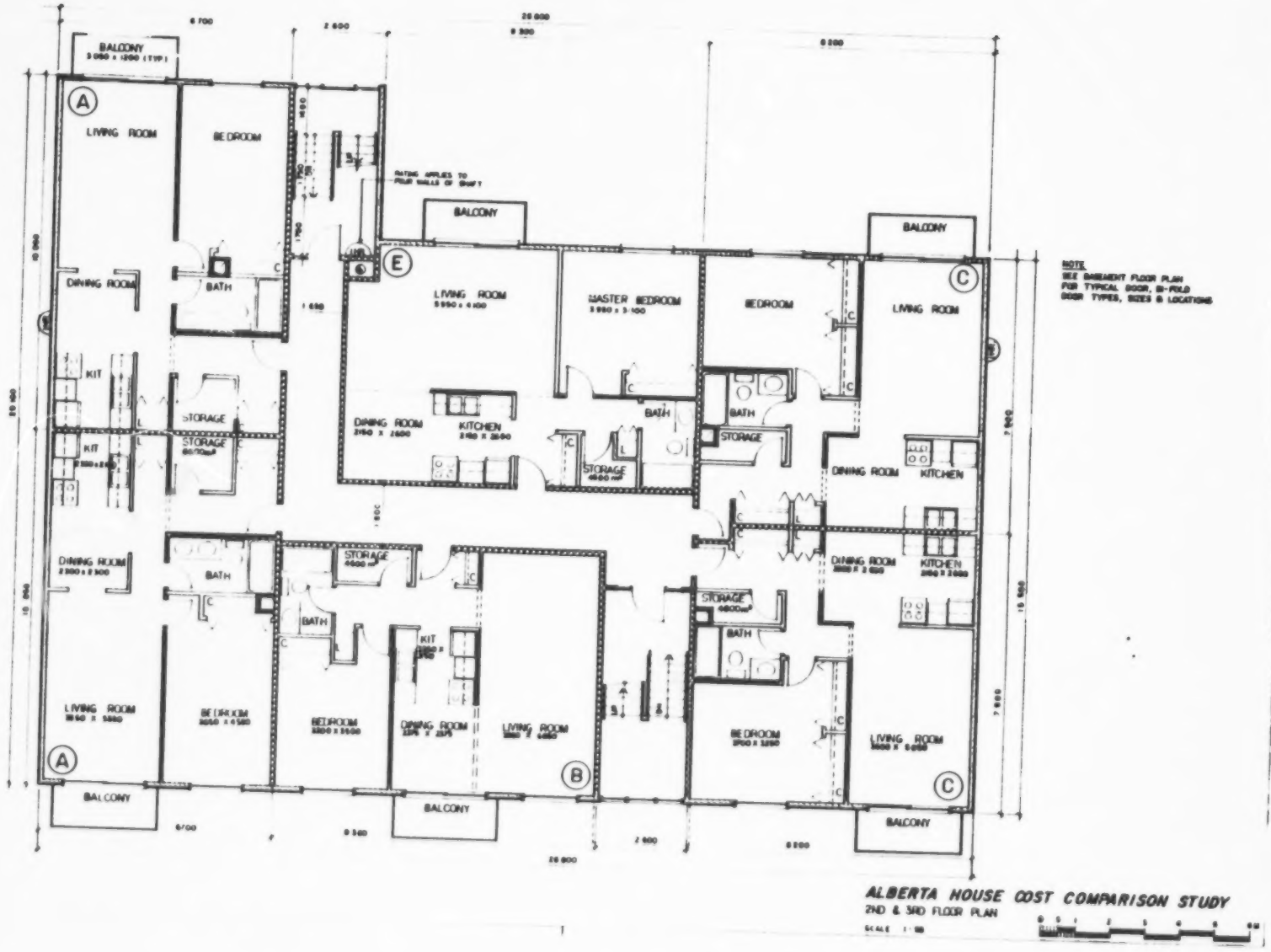


NOTE
SEE BASEMENT FLOOR PLAN
FOR TYPICAL DOOR & BI-FOLD
DOOR TYPES, SIZES & LOCATIONS

ALBERTA HOUSE COST COMPARISON STUDY

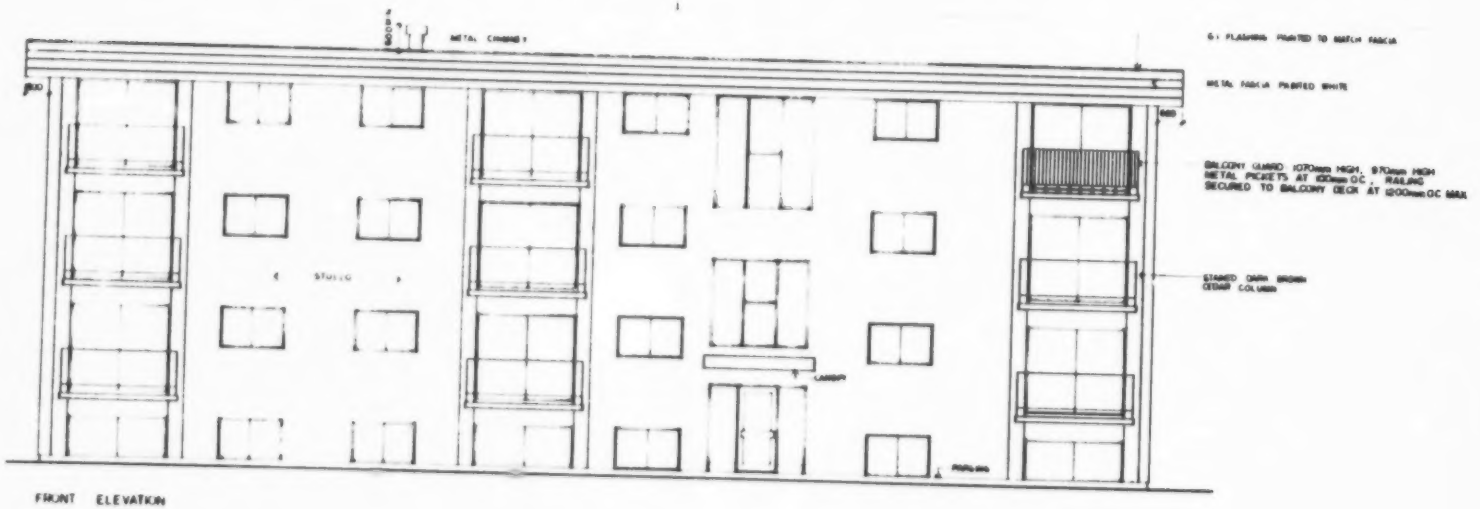
MAIN FLOOR PLAN

SCALE 1:100

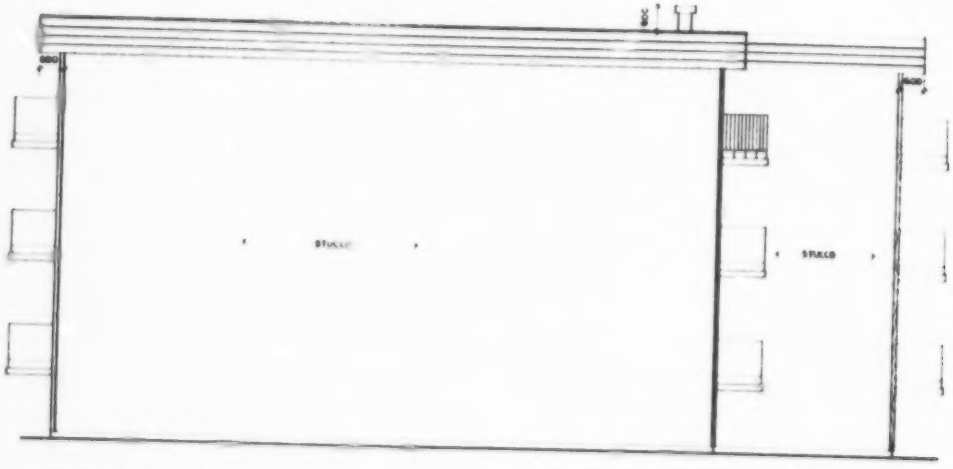


ALBERTA HOUSE COST COMPARISON STUDY

2ND & 3RD FLOOR PLAN



FRONT ELEVATION

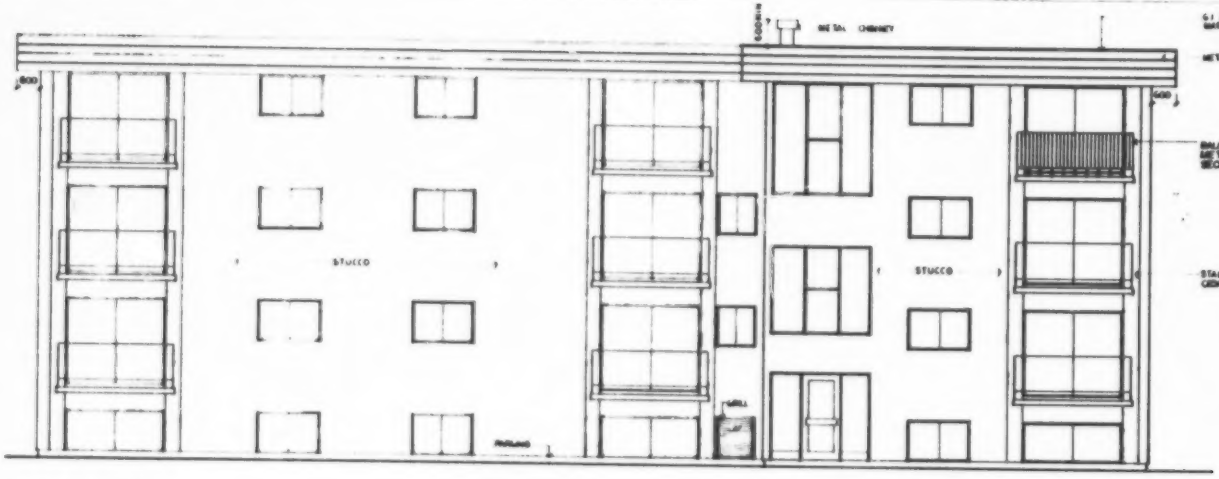


RIGHT ELEVATION

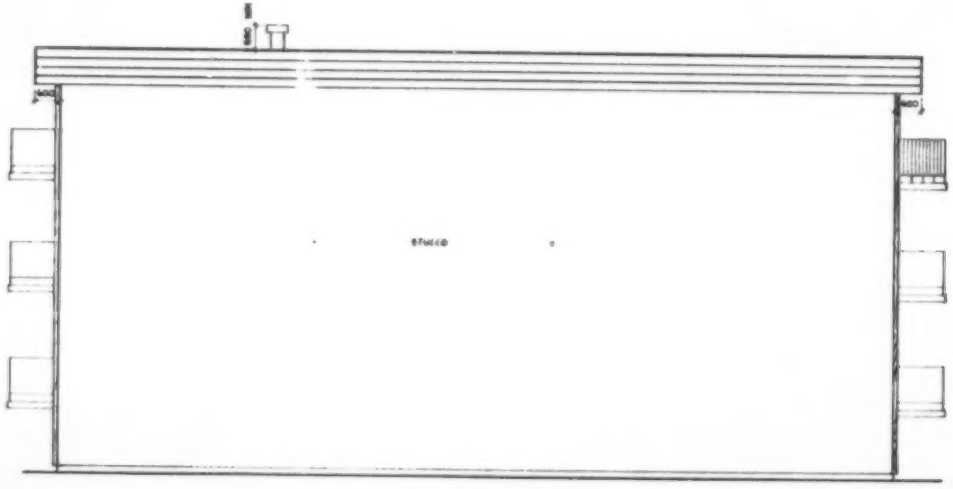
ALBERTA HOUSE COST COMPARISON STUDY

ELEVATIONS

SCALE 1 : 50



REAR ELEVATION



LEFT ELEVATION

GI FLASHING PAINTED TO MATCH FASCIA

METAL FASCIA PAINTED WHITE

BALCONY GUARD 1070mm HIGH, 970mm HIGH METAL PICKETS AT 100mm O/C. RAILING SECURED TO BALCONY DECK AT 200mm O/C MAX.

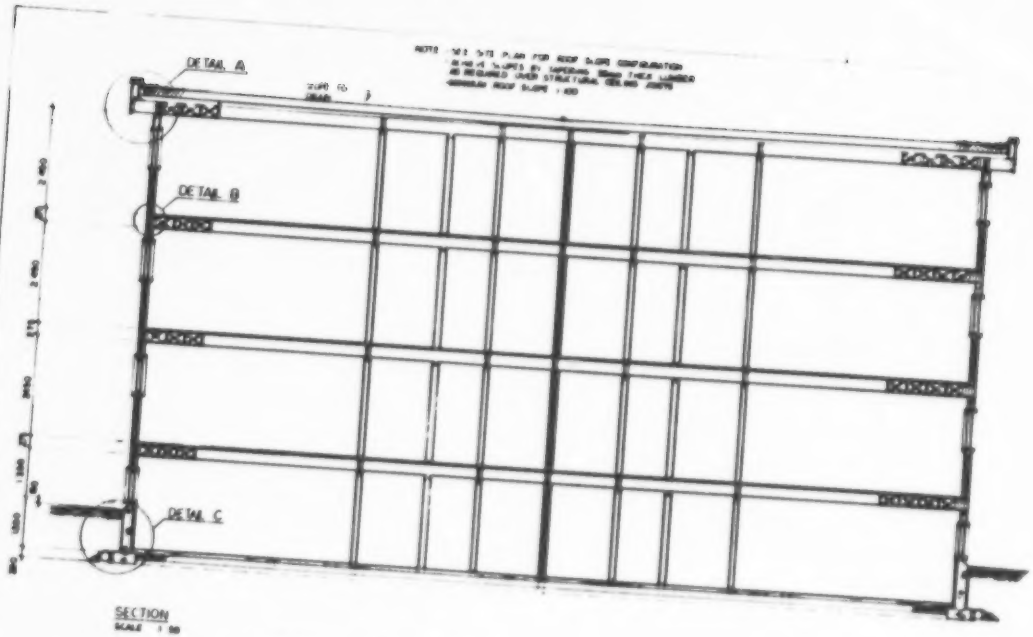
STAINED DARK BROWN CEDAR COLUMN

DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE PROVINCE OF ALBERTA

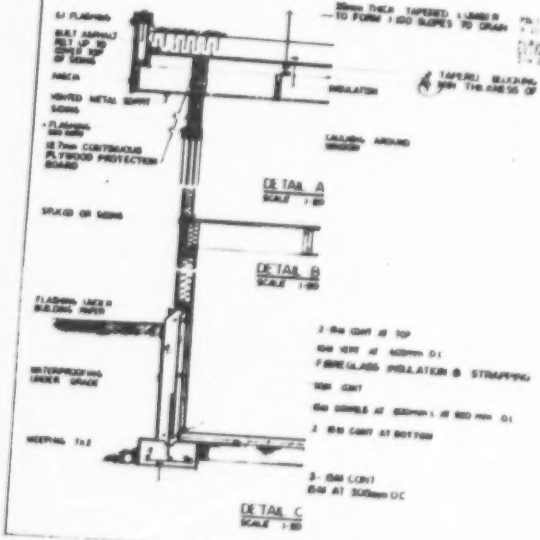
ALBERTA HOUSE COST COMPARISON STUDY

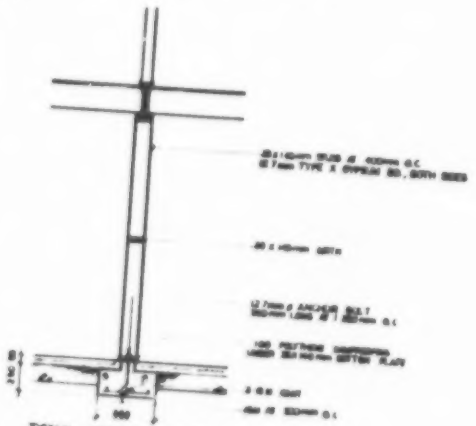
ELEVATIONS

SCALE 1:50



SECTION
SCALE 1:50

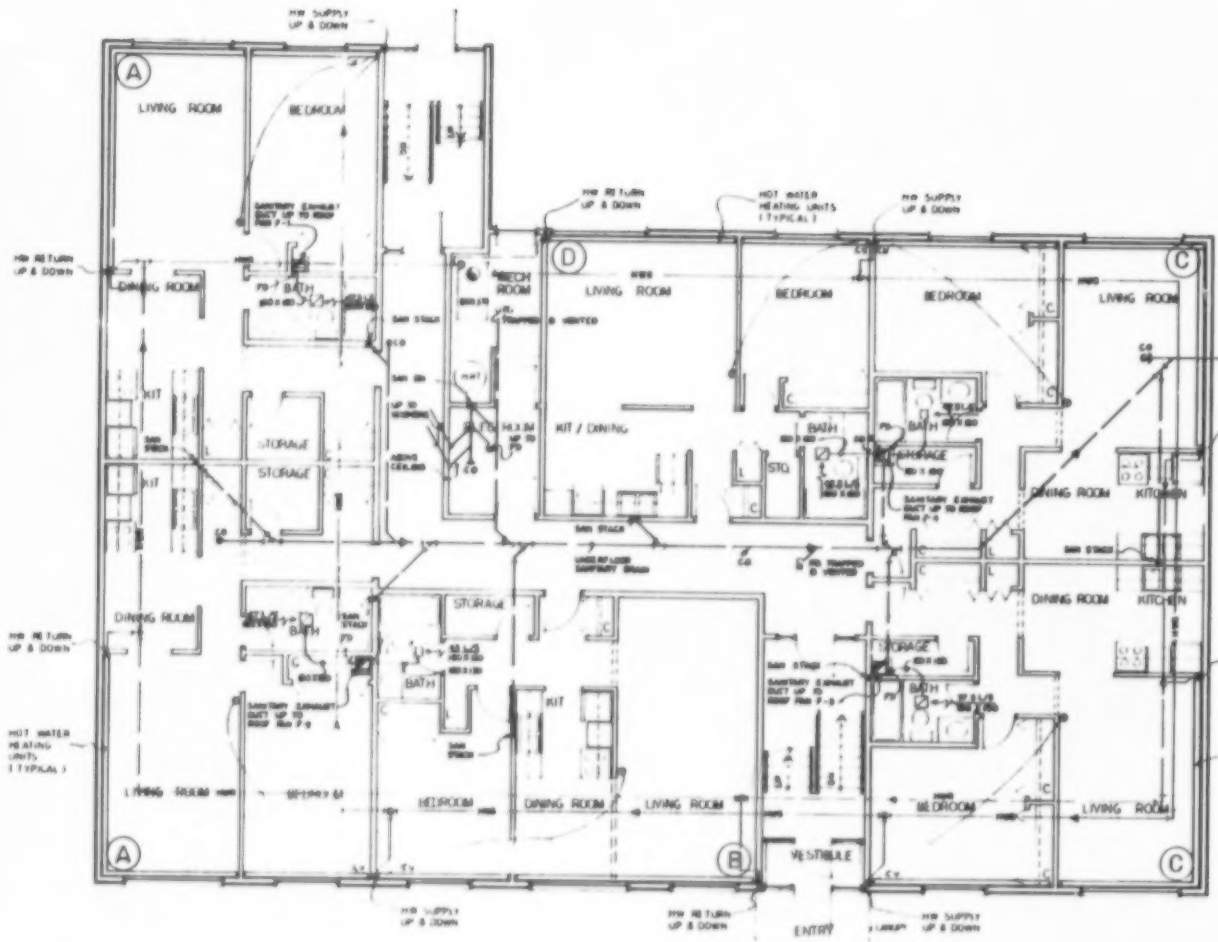




TYPICAL INTERIOR FOOTING
SCALE 1:20

ALBERTA HOUSE COST COMPARISON STUDY

SECTION & DETAILS

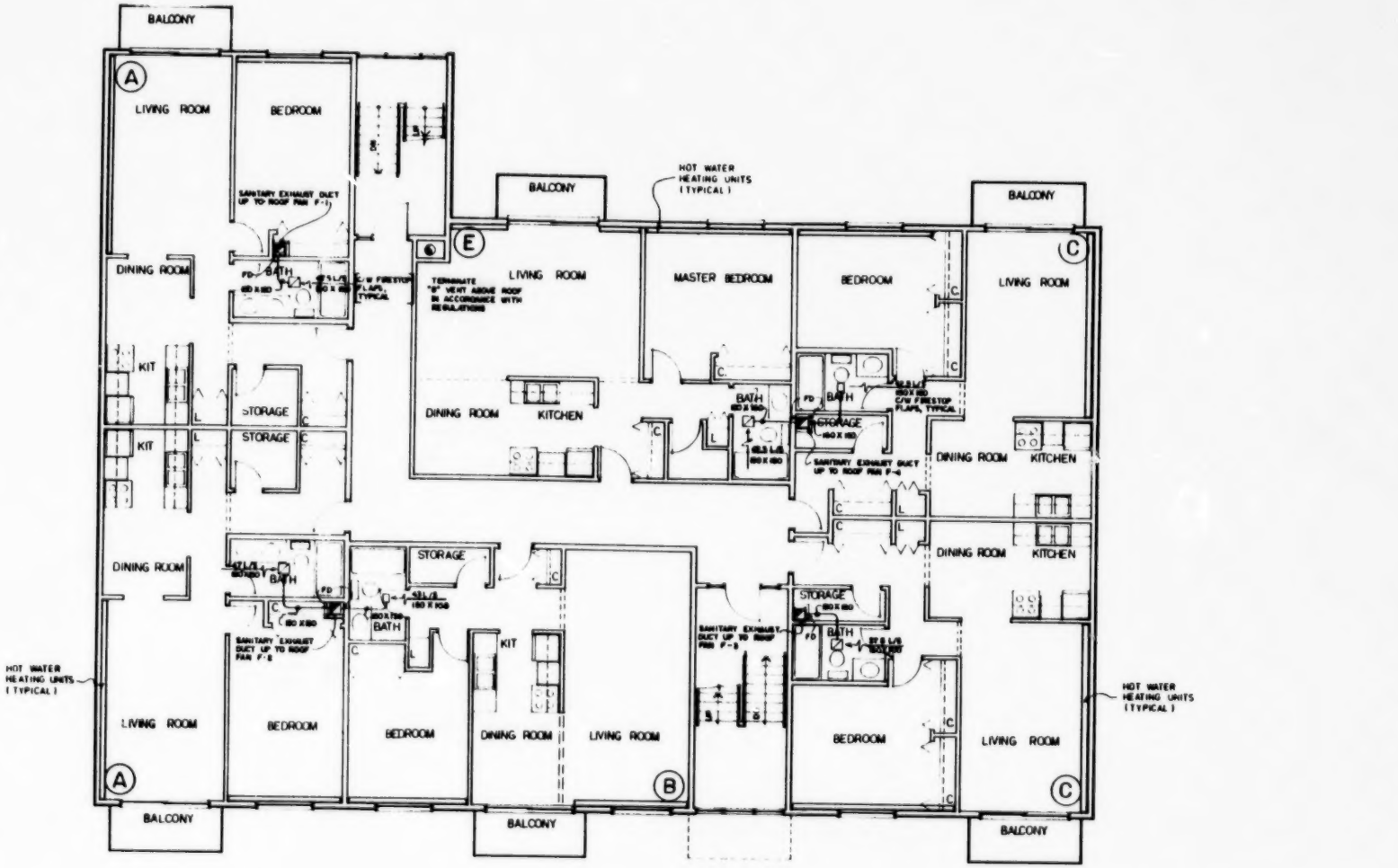


ALBERTA HOUSE COST COMPARISON STUDY

BASEMENT FLOOR PLAN
MECHANICAL LAYOUT

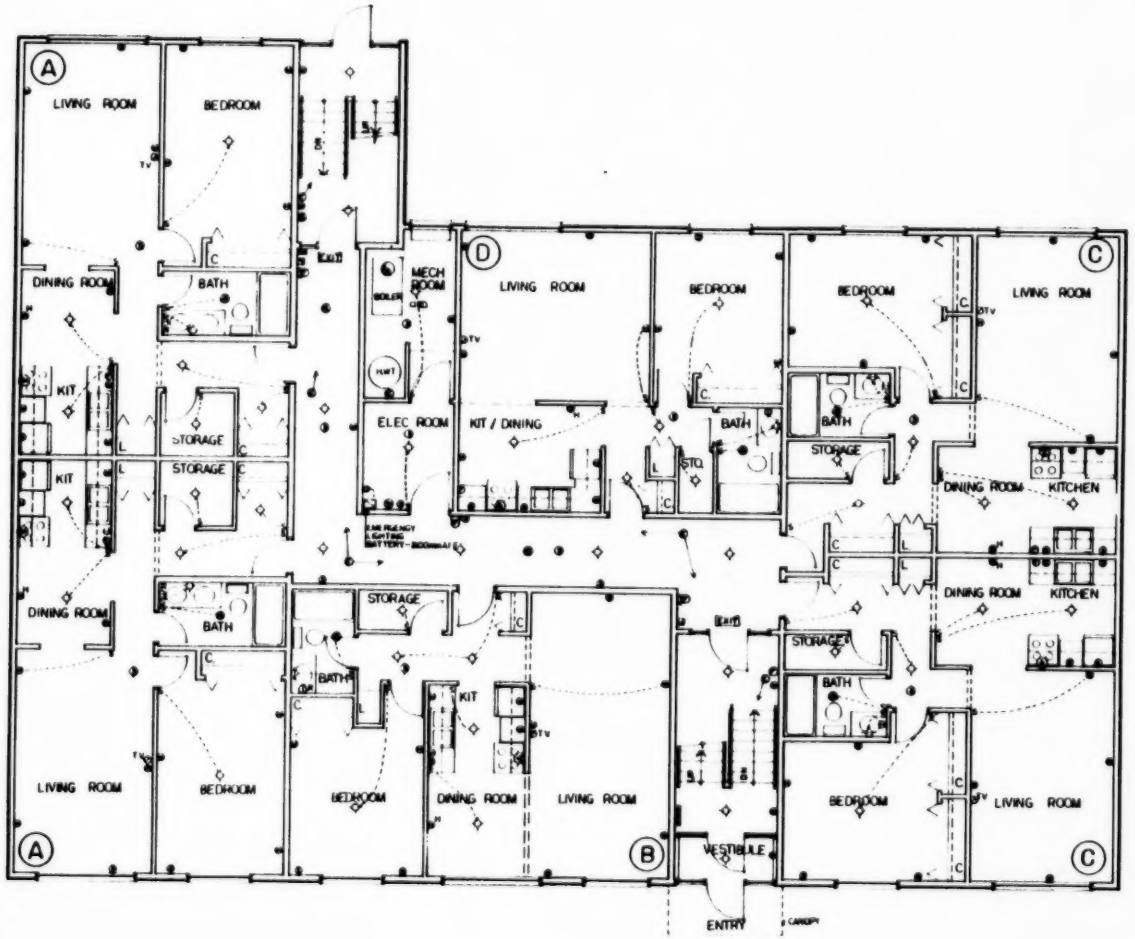
ALBERTA HOUSE COST COMPARISON STUDY

MAIN FLOOR PLAN
MECHANICAL LAYOUT
SCALE 1:50



ALBERTA HOUSE COST COMPARISON STUDY

2ND & 3RD FLOOR PLAN
MECHANICAL LAYOUT
SCALE 1:100



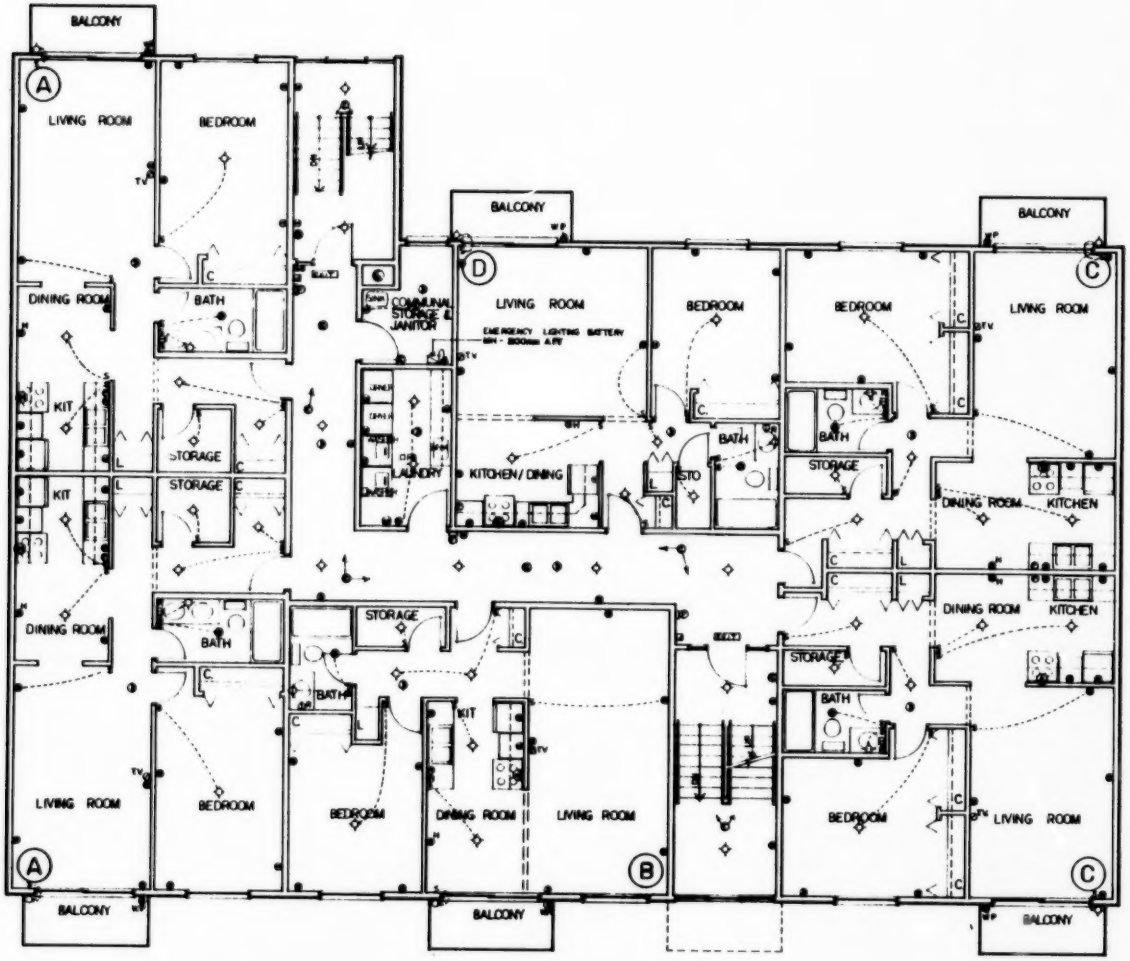
ELECTRICAL LEGEND

[EXIT]	EXIT LIGHTS WITH 2 25W 120V AND 1 12V 25W EMERGENCY POWER SUPPLY
	EMERGENCY LIGHTING HEAD, 12V 12W
	EMERGENCY LIGHTING, 2 HEADS, 12V 12W
	SMOKE ALARM
M	MANUAL FIRE ALARM STATION
	FIRE ALARM BELL, 254mm DIA
	METER
	END-OF-LINE RESISTOR
	MASTER FIRE ALARM PANEL C/W ANNUNCIATOR AND GEL CELL BATTERY AND 120V POWER SUPPLY AND AUTOMATIC CHARGER - 1 ZONE PER FLOOR, 2 ZONES - STAIRS

ALBERTA HOUSE COST COMPARISON STUDY

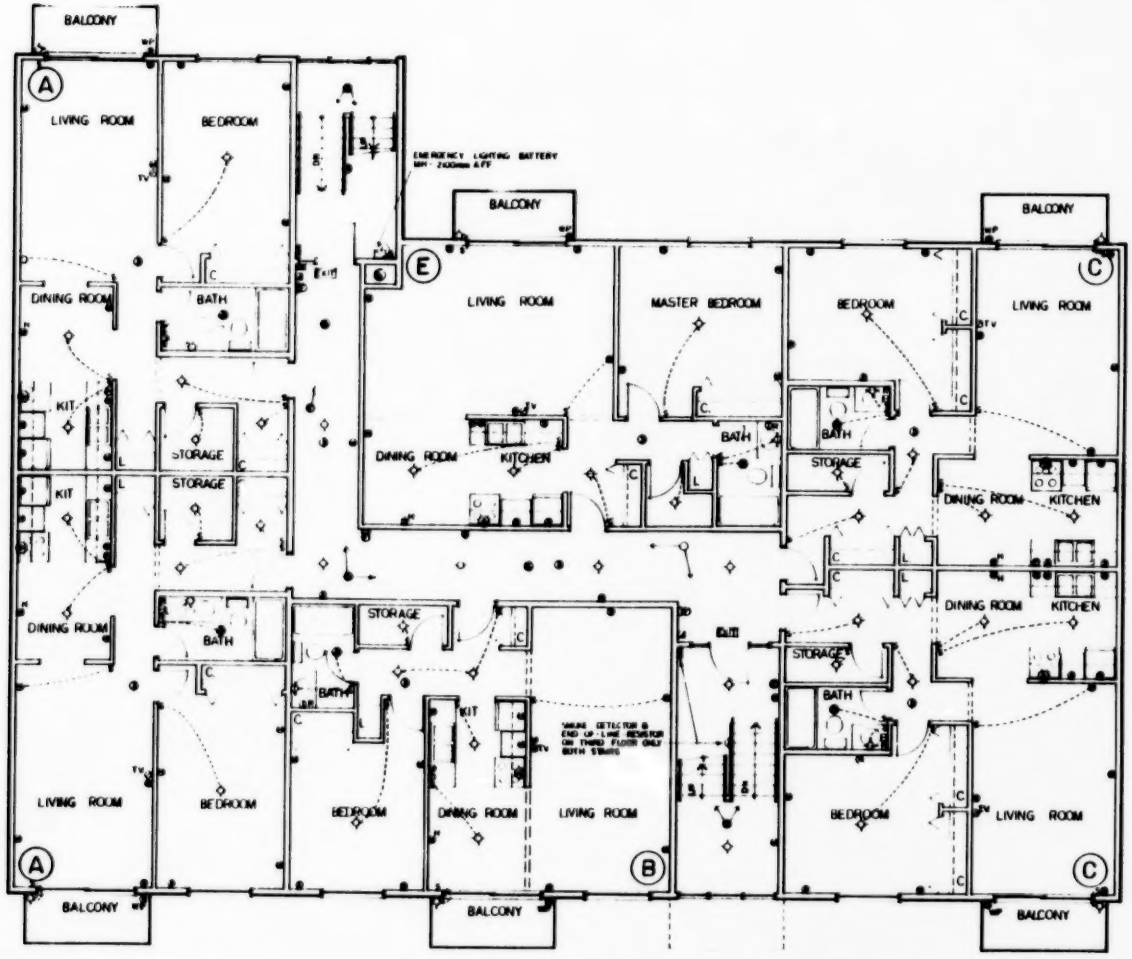
BASEMENT FLOOR PLAN
ELECTRICAL LAYOUT
SCALE 1:50

0 .5 1 2 3 4 5 6m



ALBERTA HOUSE COST COMPARISON STUDY

MAIN FLOOR PLAN
ELECTRICAL LAYOUT
SCALE 1:50



ALBERTA HOUSE COST COMPARISON STUDY

2ND. & 3RD FLOOR PLAN
ELECTRICAL LAYOUT
SCALE 1:50

APPENDIX B

Changes from 1985 Alberta House Cost Comparison Study

WALK - UP APARTMENT

This appendix notes changes made in the 1986 study as a result of updating plans, non availability of materials or changes in standard materials used by majority of home builders.
This appendix also includes the cost of changes.

NO	TRADE DIV.	Item # No.	Description	Cost of Changes (Edmonton Prices)	
1	Roofing/Sheet Metal	5.50	Add new item "prefinished flashing over window"	Add	$ 257.00
2	Carpentry - Rough	6.30	Add new item to description,"13mm plywood protection board"	Add	$ 141.00
3	Doors	10.09	Delete 1 No.(20 min label door)	Deduct	($ 204.00)
4	Doors	10.10	Add 1 No.(45 min label door),new item	Add	$ 249.00
5	Hardware	11.50	Add 3 No: door closers (rated)	Add	$ 115.00
6	Wallboard	13.00	Rearranged description	No cost effect	$ 0.00
7	Electrical	23.10	Added "connections" in lieu of "power outlets" for TV,phone and razor	No cost effect	$ 0.00
			TOTAL NET CHANGE	A D D	$ 558.00

Note: # These item numbers refer to the detailed cost estimates in the trade divisions.
See Section 4.0 in the report on the walk-up apartment.